

Raine&Horne® Commercial

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Commercial

DUBBO
94 Erskine Street

364 sqm 4 

High-Visibility Showroom/Warehouse on Major Highway

\$38,000pa + Outgoings

Raine & Horne Commercial Dubbo is proud to offer 94 Erskine Street, Dubbo For Lease – a high-profile industrial premises offering excellent visibility along the Golden Highway (Erskine Street). With a total building area of 364.88sqm*, this well-positioned property provides a practical layout, generous space, and key features to suit a range of industrial, trade or commercial users.

Key features include:

- 364.88sqm* floorspace comprising ground floor warehouse space and first floor offices
- High Clearance Roller Door (4600mm)
- 3-Phase Power Supply
- Evaporative Cooling to Warehouse
- Insulated Roof

Property ID	L36073050
Property Type	Industrial/Warehouse
Building / Floor Area	364
Car Spaces	4
Land Area	1112.0 sqm

AGENT

Thomas Haylock

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Bessa Block Construction

- Offices & Amenities include:

- Ground Floor: 302.88 sqm*

- 2 x air-conditioned offices (split system units)

- Reception area with desk and cabinetry

- Kitchenette and staff amenities

- First Floor: 62 sqm*

- 2 x offices (one with window-mounted A/C unit)

- Additional kitchenette and storage

Zoning: E3 Productivity Support

Rent: \$38,000 per annum or \$3,166.67 per month + Outgoings

Lease term: 3-5 Years

Outgoings: Lessee to reimburse council rates, water sewer & drainage charges, building insurance

Note: NIL GST while Lessor is not registered nor required to be registered for GST.

Contact Thomas Haylock (0400 372 389) or Joe Burgun (0418 649 871) at Raine & Horne Commercial Dubbo for more information.

*Approx..