



FOR SALE

BRAND NEW INDUSTRIAL UNIT

Act quickly if you wish to secure this great factory unit.
Brand new, fully completed and ready for you to move straight in!

5/11 Lombard Dr Robin Hill (Bathurst) includes the following features:

- 157.54 m2 internal space
- Tilt slab cement construction with steel roof
- 6 metre roof height - enough room to add a mezzanine or folk lift storage
- 5m high roller door with automatic roller door + manual
- New LED factory lighting
- 3 phase power, with power points cabled to all walls
- kitchenette with sink and storage cupboards
- plate glass front door. Easy to enclose an office if required.
- High end Home-style bathroom with shower / toilet / sink. Tiled floors, mirror, glass shower.
- Rates - \$1,263 pa
- Strata Fees \$731.55 pa
- B5 Commercial mixed use zoning

Unit complex includes steel security gate at entrance with remote gate access.
Three carparks out front of unit.

Lombard Drive is located in Bathurst's premier industrial estate, near the RMS office. It is surrounded by other mixed use commercial properties. Ideal for tradies, light manufacture, workshop and storage.

Inspections are available by appointment.
Call Mark Sullivan 0429 954 990
MSP / @realty
248 Howick St Bathurst NSW 2795
sully@atrealty.com.au

0 BED | 1 BATH | 0 CAR

PRICE:
\$395,000 + gst if applic

OPEN FOR INSPECTION:
N/A



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