



# FOR LEASE

## LEASED

**LEASED**  
Discover Your Next Business Location in Prime Kelso Location

Positioned in the thriving commercial district of Bathurst, this versatile 163-square-meter warehouse presents an exceptional opportunity for business owners and entrepreneurs. The property offers a practical blank canvas ready to be transformed to suit your specific business requirements.

The warehouse features a functional layout with a total floor area of 163 square meters, providing ample space for storage, distribution, or light manufacturing operations. The strategic design maximizes usable space while maintaining excellent accessibility for goods movement and business operations.

**Key Features:**

- 150m<sup>2</sup> of versatile warehouse space
- Level, easy-access concrete flooring
- High clearance ceiling height
- Practical loading and unloading areas
- Excellent natural lighting

The property's location on Hampden Park provides convenient access to Bathurst's main business precinct, making it ideal for businesses requiring regular connectivity to the city center. Bathurst's strategic position along the Great Western Highway ensures excellent transport links to Sydney and the Central West region.

This warehouse represents an outstanding opportunity in Bathurst's commercial property market. The building's robust construction and practical design make it suitable for various business applications, from storage and distribution to workshop facilities or light industrial operations.

Bathurst's growing business community and strong economic foundations make this an ideal time to secure your commercial footprint in the region. The city's steady population growth and diverse economy provide a solid foundation for business success, supported by excellent infrastructure and transportation links.

0 BED | 0 BATH | 0 CAR

**PRICE:**  
\$440.00 p/w No GST

**OPEN FOR INSPECTION:**  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.