



Unit 1  
**8 Willow Tree Road WYONG**

*Modern Industrial Unit*

**Area m<sup>2</sup>:** Office: N/A  
Warehouse: 140  
Total: 171

**Rent \$/m<sup>2</sup>:** \$120

**Rent pa:** \$395 Per Week Net + GST

**Net/Gross:** Net

**GST:** Exclusive

**Parking:** 0

**Outgoings:**

**Contact:**

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**Location:**

Located in North Wyong Industrial Estate that is positioned along the Pacific Highway, this estate is home to many small and large manufacturing and service industries and companies including the Nexus Smart Hub, Parchem, and Donaldson .

With the proposed new Link Road between Wyong and Warnervale (Stage 2 funding of \$25m confirmed) it will be a short trip to the M1 Motorway from this Industrial Estate making it ideal from a transport and logistics point of view.

**Description:**

Full concrete panel industrial unit within a secure complex that has a combined floor area of 171sqm including concrete mezzanine floor level.

This unit is the front unit with commercial glazed shopfront style entry, high & wide automatic roller door, and kitchenette.

- Zoned IN1 General Industrial
- 3 phase power
- Gated complex