

### 3/3 Tumby Creek Road Berkeley Vale NSW

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Situated in the very busy and popular Industrial Estate at Berkeley Vale, positioned amongst other quality businesses and only a short walk to Mingara Recreation Club, this factory offers a great position with good exposure to passing traffic.

- \* Approx 70m2 unit.
- \* Unit comes with 1 car space
- \* Monthly Rent: \$1,500 + GST per month
- \* 12.5% of total building outgoings - Water usage and connection charges \$400 per year approx. Building Insurance \$900 per year approx & Council Rates \$800 per year approx.

\*Available from October 2023.

**Building Size** : 70 sqm  
**View** : <http://www.coastwidefn.com.au/lease/nsw/central-coast-region/berkeley-vale/commercial/industrial/7707552>



**Adrian Simpson**  
02 4353 1999

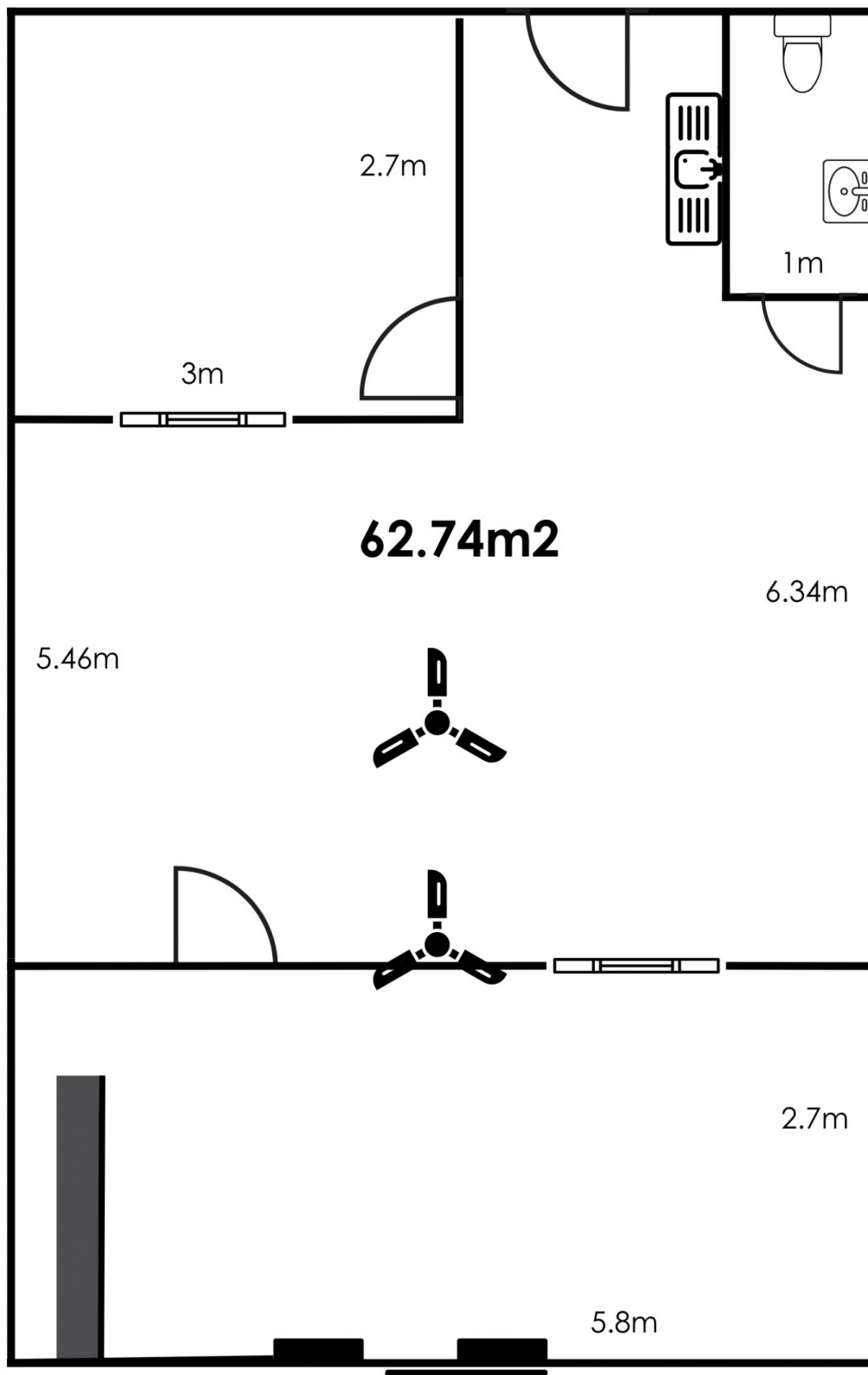


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<http://www.coastwidefn.com.au>

We sell, rent and manage Real Estate, Residential, Lifestyle and Commercial across the Central Coast

# 3/3 Tumbi Creek Road, Berkeley Vale



Measurements are approximate. Not to scale. For illustrative purposes only. Boundaries are approximate



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