

For Lease

Elders



***** TERMS AGREED *****

50 Lancaster Street, INGLEBURN, NSW 2565

Industrial

Property ID: 299

Price: N/A Rent: \$375,000

Building: 1997.8m2 Land: 5218m2



Elders Commercial Real Estate Liverpool - 02 9601 5999

1,997 m2 INDUSTRIAL BUILDING on 5,218 m2 Land + CRANE on double lot with drive through dual street access

This property boasts, Dual Street Drive Through Access with yard and hardstand

FEATURES & INCLUSIONS

- High clearance 8m, factory warehouse space
- 5 tonne crane servicing the factory area
- Access via two streets Lancaster St & Bosci Rd.
- Fast internet, communications + wired data room (Ex Government Tenant)
- IN1 General Industrial (Campbelltown Council)
- Large power supply
- Ground floor foyer/reception
- 1st floor air-conditioned offices with boardroom, partitioned offices and training rooms
- Well set up with many inclusions
- Inspection a must
- Available April 2019

Total Land area: 5,218 m2

1,587 m2 Ground floor
410 m2 1st floor office
1,997 m2 total

* Contact Exclusive Agents Elders Commercial

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Mr Greg Schultz

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Additional Features

Features

Availability: 6 April 2019

Zoning: IN1 General Industrial (Campbelltown Council)

Lease Term: 5 + 5

Rent Review: Annually

Car Spaces: 27 at front + yard space

Condition: Very good for age

Air Conditioning: Yes

Roller Doors: 2 x wide roller shutters

Floors: HD Concrete

Lifts: no

Sprinklers: no

Height: 8 metres

Age: Circa Mid 90's

Car Parking Fees: -

Outgoings

Water Rates: \$2,994 PA

Land Tax: \$28,288 PA

Council Rates: \$14,030 PA

Owners Corp. / Insurance: \$4,615 PA (Insurance)

Other Charges: \$1,534 PA (AC)

Components

Name	Naber's	Building	Land	Price	Rent (p.a.)
50 Lancaster & 12 Bosci Rd	0	1997.8m2 (Includes office of 410.5m2)	5218m2	N/A	\$375,000