

# LAWSON.



## 25 Accolade Avenue MORISSET NSW

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Brand new boutique block of only four mid-size units ideal for small to medium businesses. Focusing on low impact, E4 general industrial use these units will suit manufacturing, mechanical, warehousing, and light fabrication.

**Price** : U3- \$738,000 + GST, U4- \$848,000 + GST  
**Land Size** : 203 sqm  
**View** : <https://www.lawsonre.com.au/7988331>

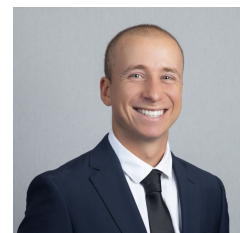
Located in the heart of the Morisset business park they are ideally situated between Newcastle, Central Coast and Sydney.

Quality tilt slab construction featuring key design finishes.

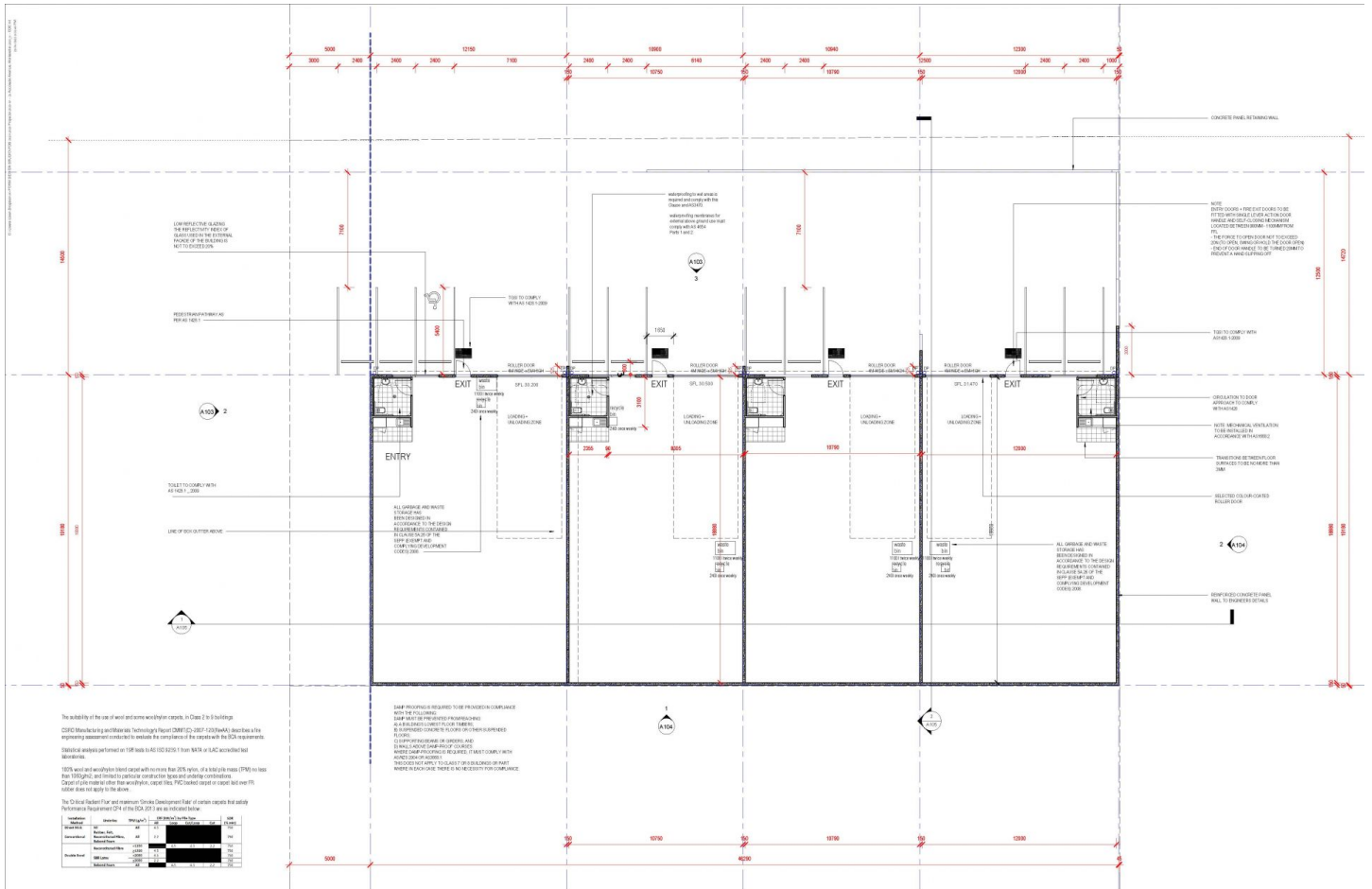
Unit 1: 225m<sup>2</sup> - SOLD  
Unit 2: 202m<sup>2</sup> - SOLD  
Unit 3: 202m<sup>2</sup> - \$738,000 + GST  
Unit 4: 225m<sup>2</sup> - \$848,000 + GST



**Ben Lawson**  
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The suitability of the use of wood and some wood-like composites, in Class II or III buildings, is dependent on the fire performance of the material. The fire performance of the material shall be determined in accordance with the fire test requirements of the relevant standards. The fire test results shall be used to determine the fire performance of the material. The fire test results shall be used to determine the fire performance of the material. The fire test results shall be used to determine the fire performance of the material.

Item	Description	Quantity	Unit	Value
1	Concrete Panel	100	m <sup>2</sup>	100
2	Roller Door	1	unit	1
3	Exit Door	5	unit	5
4	Restroom	1	unit	1
5	Other	10	unit	10

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