



19/20 Mayfair Close MORISSET NSW

2 

Affordable warehouse with 26m² yard at rear is a great opportunity in a well presented complex. The unit is located at the rear of the complex and has two dedicated car parks and excellent signage opportunity.

The Morisset business park is ideally situated between Newcastle, Central Coast and Sydney.

Idea for a range of uses and features:

- * High bay roller door
- * Fenced rear courtyard
- * Gated complex
- * LED lighting
- * Accessible WC
- * Showroom or office fit out

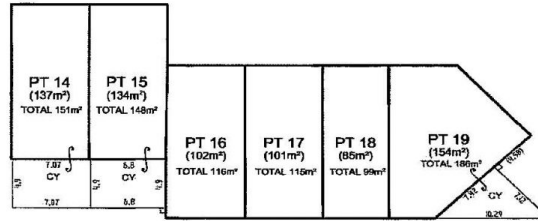
Located in the sought after Morisset Industrial Park, tenants will be impressed with the convenience, affordability and accessibility on offer. 60 minutes to Hornsby and 50 minutes to Newcastle by car makes this the perfect location for work and play.

Industrial sheds are suitable for a range of uses including

Price : Contact Agent
Building Size : 154 sqm
Land Size : 154 sqm
View : <https://www.lawsonre.com.au/7992732>

FLOOR PLAN (2)

EDGE OF CONCRETE SLAB					
2.8	2.4	2.5	2.5	2.4	5.35
CS	CS	CS	CS	CS	CS
PT14	PT15	PT16	PT17	PT18	PT19
(147m ²)	(148m ²)	(149m ²)	(149m ²)	(149m ²)	(149m ²)
2.8	2.4	2.6	2.4	2.4	5.35



THE EXTERNAL FENCING IS COMMON PROPERTY
ANY SERVICE LINE WITHIN ONE LOT SERVICING ANOTHER LOT IS COMMON PROPERTY & ALL COMMON SERVICE LINES ARE COMMON PROPERTY

THE DRIVEWAY, DRAINAGE LINES, PITS AND STRUCTURES ARE COMMON PROPERTY

ALL AREAS SHOWN HEREON ARE APPROXIMATE ONLY
THE STRATUM OF THE COURT YARD AREAS ARE LIMITED IN HEIGHT TO BETWEEN 2m BELOW THE UPPER SURFACE OF THE GROUND FLOOR EXCEPT WHERE PAVED AND IS THEN LIMITED BY THE UPPER SURFACE OF THE PAVING TO THE UNDER SURFACE OF THE CEILING OF ITS RESPECTIVE UNIT EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT.

THE STRATUM OF THE OPEN CAR SPACES EXTEND BETWEEN THE UPPER SURFACE OF THE PAVEMENT TO 2.5m ABOVE THAT SURFACE

OFFSETS AND LINE BOUNDARIES ARE MEASURED PERPENDICULAR FROM FACE OF WALL AND FROM VISIBLE CORNERS OF STRUCTURES UNLESS SHOWN OTHERWISE

CY - DENOTES COURTYARD
CS - DENOTES OPEN CAR SPACE

Req: 237/887 /Doc: SP 0037398 P /Rev: 03-App-2018 /Sta: SC OK /Pg: A.L.L. /Plat: 04-App-2018 08:51 /Seg: 3 of 7
Ref: 17488 /Sec: M

SURVEYOR Name: DONALD OTTO LANTZ Date: 28/03/2018 Reference 32952 STRATA	PLAN HEADING PLAN OF SUBDIVISION OF LOT 9 DP 1088606	L.G.A.: LAKE MACQUARIE Locality: MORISSET Reduction Ratio: 1:250 LENGTHS ARE IN METRES.	Registered 3.4.2018	SP97398
---	---	--	------------------------	---------