



2/6 Hawke Street Kincumber, NSW

### Rare Kincumber Industrial Space

Positioned in one of the Central Coast's most sought after industrial precincts, this space offers unmatched opportunity. A quality unit in a small strata-titled complex ideal for commercial and industrial trades this location offers a good mix of industrial trade and businesses in surrounding area

- Approx 334m2 internally including mezzanine
- Ground floor space approx. 170sqm
- Large roller door at front for access
- Mezzanine floor with multiple office spaces
- 2 x kitchens, 2 toilets and 1 shower
- Three parking spaces on title
- Small complex of only 4 units
- Council rates \$1,679.94 pa approx

**Council Rates:** \$1,679.94/year (approx)

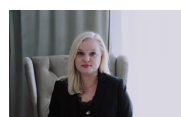
**Water Rates:** \$152.38 p/q

**Strata Rates:** \$2,378.20/year (approx)



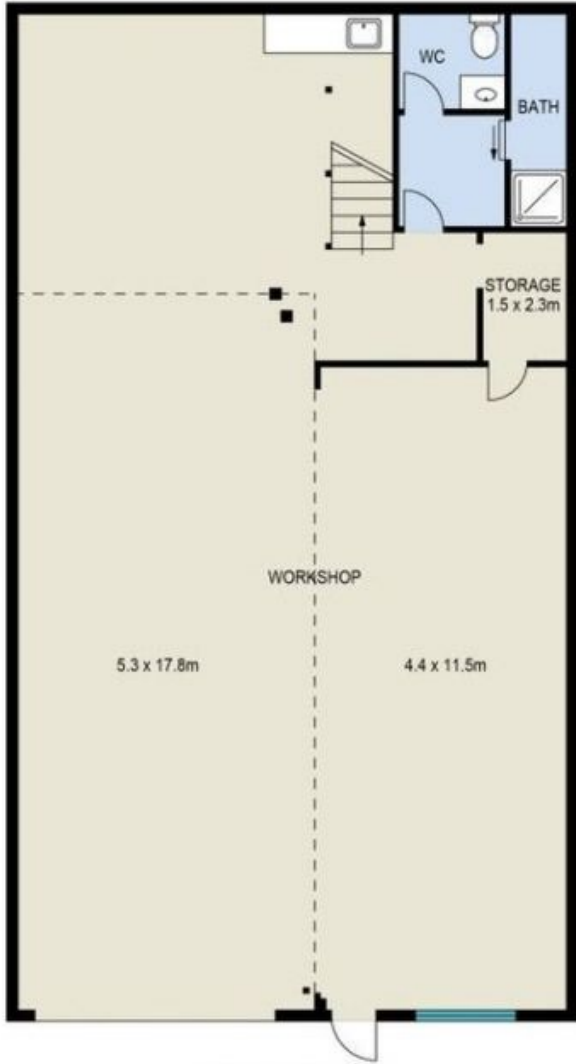
**Christel Renton**

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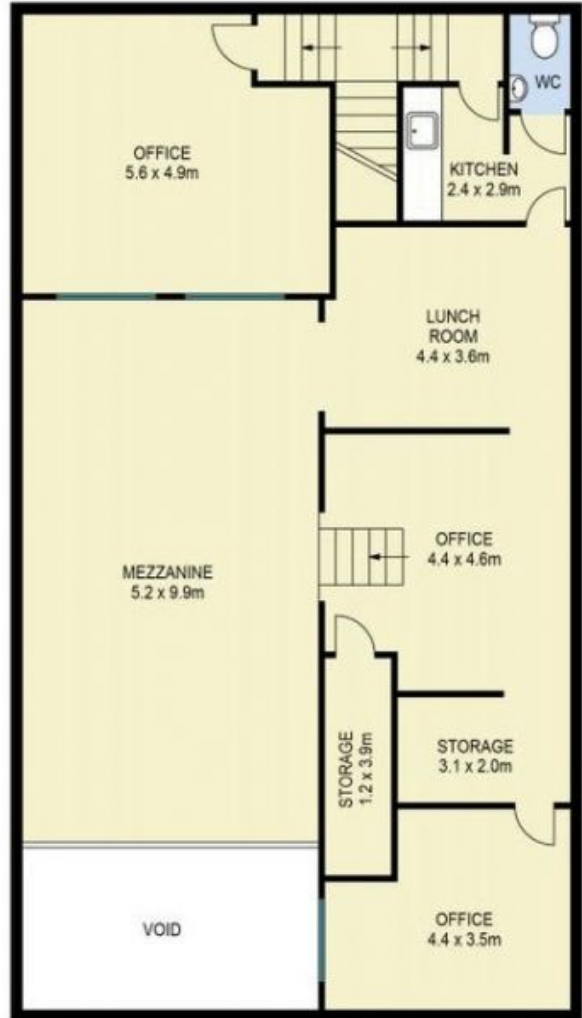


**Magdalena Kowalska**

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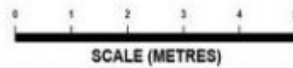
GROUND LEVEL



UPPER LEVEL



2/6 Hawke Street, Kincumber



INTERNAL FLOOR AREA : 334m<sup>2</sup>

Disclaimer : Plans prepared by Key 2 Exposure. Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

