

11/21 Doyle Avenue Unanderra NSW

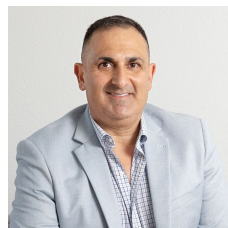
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Unit 11 - 184 sqm Warehouse / 68 sqm Mezzanine and 2 allocated Car Spaces

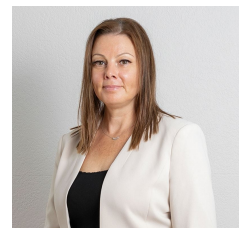
- * Modern Tilt Up - Concrete design
- * High Clearance roller doors with higher internal clearance
- * Secure fenced and electric gated complex
- * Multiple car spaces per unit and plenty of visitor parking
- * Good vehicle access
- * Close proximity to major arterial roads
- * Located in the Industrial and Commercial hub of Unanderra
- * 90 mins to Sydney / 10 Mins to Wollongong / 5 mins to Port Kembla

Type	: Industrial
Price	: \$1,135,000 + GST
Building Size	: 252 sqm
Land Size	: 252 sqm
View	: https://www.whkcommercial.com.au/sale/nsw/wollongong-illawarra/unanderra/commercial/industrial/8045810

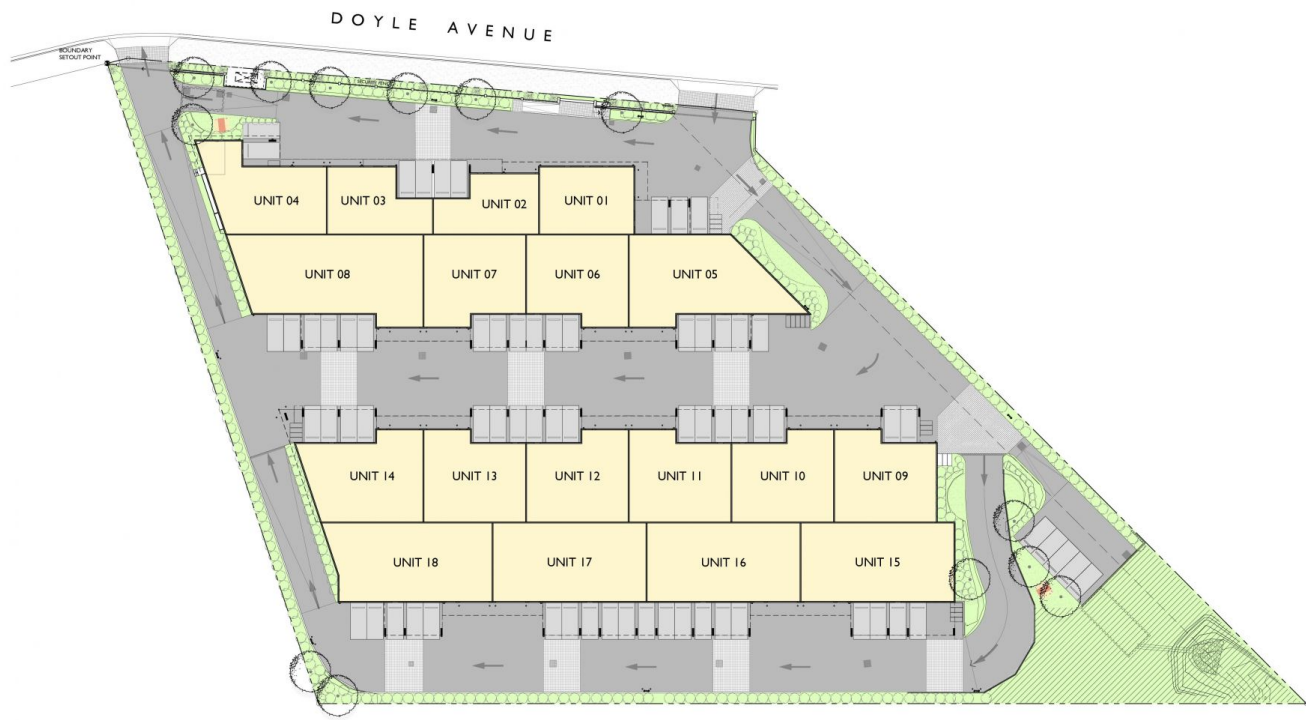
[For full version visit the website](https://www.whkcommercial.com.au)



Harry Stefanou



Elena Koroleva



19 - 23 DOYLE AVENUE, UNANDERRA
OVERALL SITE PLAN

PROPOSED DEVELOPMENT

SCHEDULE OF FINISHES

ITEM	DESCRIPTION
Floor (Ground)	Reinforced Concrete Slab
Floor (mezzanine)	Suspended Concrete Slab
Walls Warehouse	Concrete tilt-up panels/Blockwork per Engineers requirements
Walls Mezzanine	Same as warehouse except some with steel frame internal plaster board and exterior cladding
Roofing	Steel Framed and Sheet Metal roofing
Ceiling	Sisalation and safety wire with a natural light translucent insert.
Cladding (mezzanine)	Colorbond Sheet metal
Stairs to Mezzanine	Reinforced concrete
Balustrade	Galvanised steel rails
Roller Door	Motorised roller shutter, Colorbond Sheet metal
Windows	Powder coated aluminium frames with glazing, fixed and operable
Hot Water System	50 litre electric
Power Outlets	Double power points distributed throughout ground and mezzanine area (240v)
Lighting	LED High bay to warehouse, lighting to Australian Standards including Emergency and exit lights
Power	3 phase connection available
Telephone	Fibre connection to each unit with 1 data point (NBN compliant)
External paving	External paving hard wearing Spraycrete finish
Landscaping	Landscaping to approved design
Kitchen	Single sink kitchenette unit with Laminate cupboards and benchtop
Kitchen mixer	Sink mixer, chrome
Kitchen splashback	Ceramic tile
Bathroom floor	Ceramic tile
Bathroom wall	Plasterboard, ceramic tile skirting throughout except high tiles to shower area with shower rail and curtain
Bathroom ceiling	Plasterboard ceiling
Toilet suite	Vitreous china suite and grab rails Compliant with AS 1428
Hand basin	Porcelain or vitreous china basin, chrome mixer and mirror Compliant with AS 1428
Toilet paper holder	Chrome