

SOLD



34 Tate St, Gloucester



## A Shed for the Professional

This large production quality shed presents in excellent condition with all facilities. A large level block, fully security fenced with excellent access and position in Tate Street

Property features:

- Main shed dimensions -30 m x 15 m x 6 m peak
- 3 phase power outlets, industrial lighting, heavy duty cement floor
- 2 side access roller doors, 1 rear access roller doors, clear span work area (5 m x 5 m)
- separate office, lunchroom and toilet block
- smaller three-sided two bay storage shed rear of block (12 m x 10 m x 4 m)
- power to the storage shed includes 3 phase
- ample staff parking and material receiving areas

This property is on the market due to retirement and sale of the business, which has been relocated elsewhere.

An excellent opportunity for an established business to obtain a quality large premises at well under build price.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

3,214 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Commercial
<b>Property ID</b>	108
<b>Land Area</b>	3,214 m2
<b>Warehouse Area</b>	450 m2

### Agent Details

John Hannaford - 0419 249 565

### Office Details

Hannaford Stock & Land Australia  
51 Church St Gloucester NSW 2422  
Australia  
02 6558 1309

