



## 10-12 Kennington Drive Tomago NSW

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Located in the thriving "Tomago Industrial Estate" these near new "Boutique Industrial" units are ideally suited to small business operators and investors alike. They are also appealing for purchasers for storage of caravans, boats or RV's!

Within close proximity of both the Pacific and New England Highways and only 20 minutes from the heart of Newcastle

### FOR SALE:

\*Units 3/4/8 are 72m<sup>2</sup> ground floor only-for sale for \$300,000 GST exclusive

### FOR LEASE:

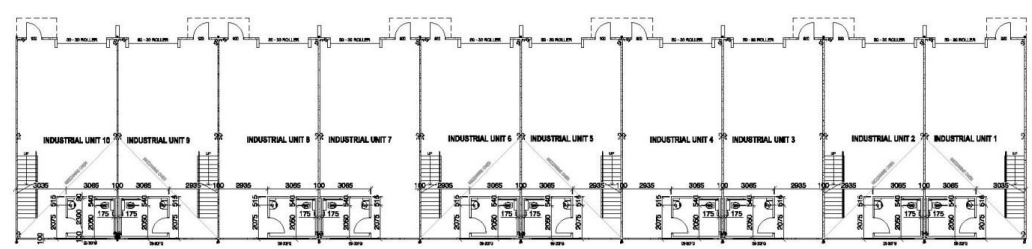
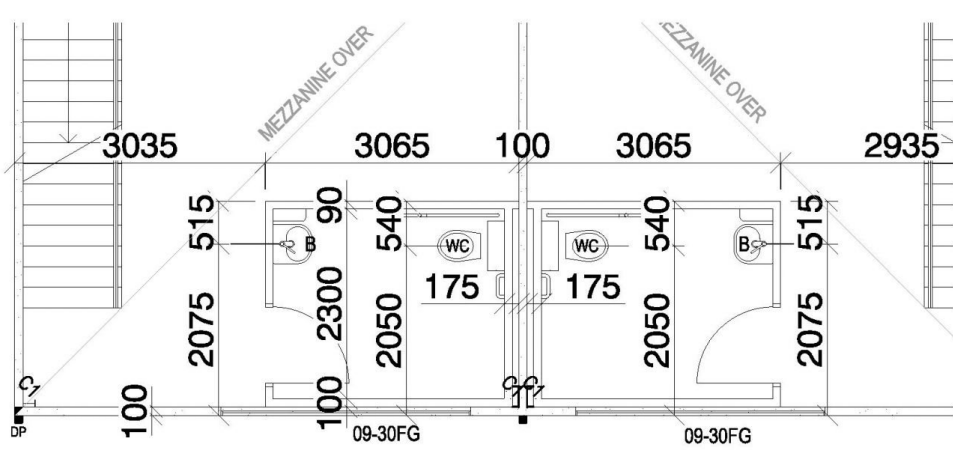
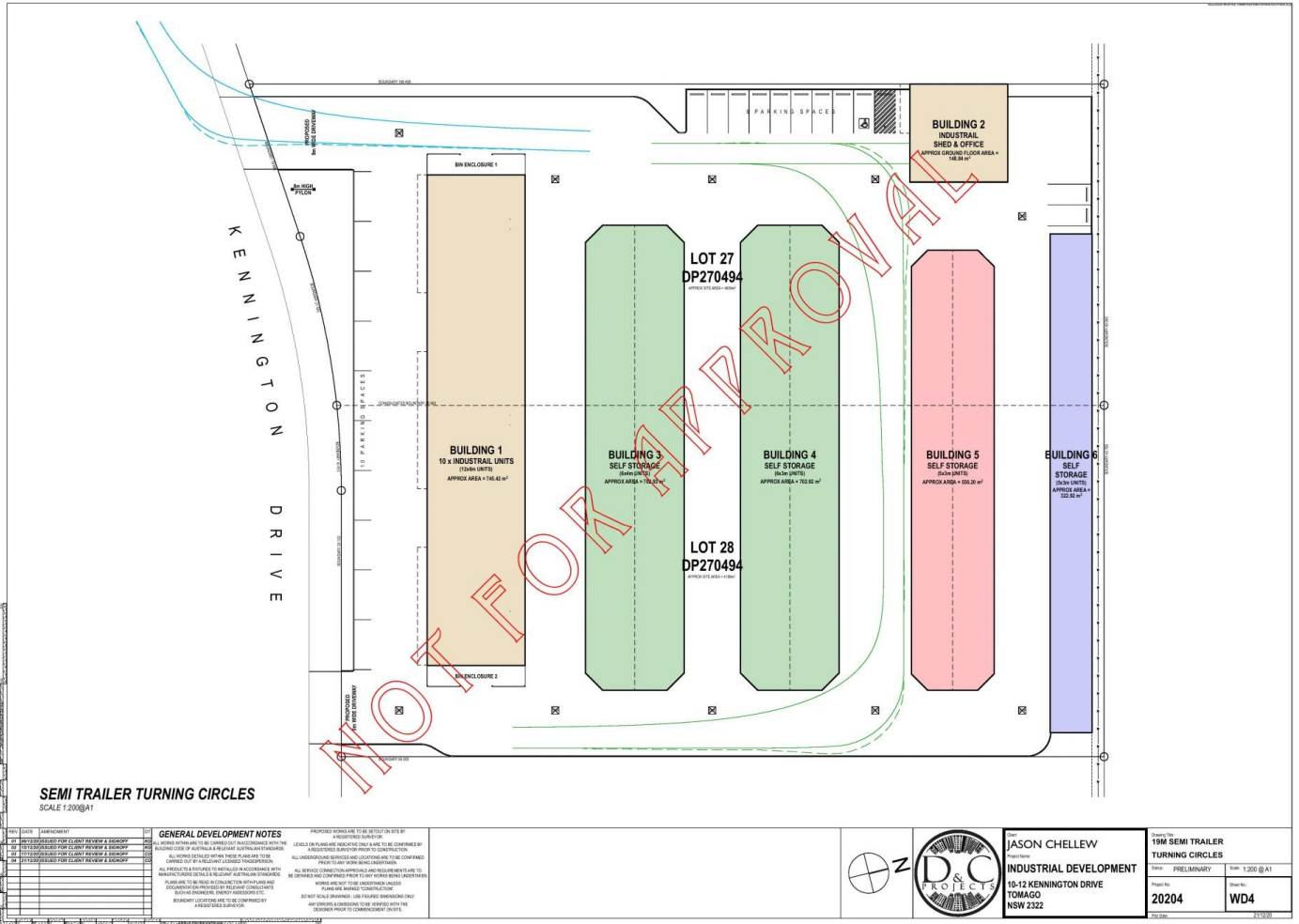
Unit 4, \$17,132.00 plus gst

\* Concrete panel construction 100mm thick

**Price** : Sale from \$300,000 Lease from \$17,132  
**Building Size** : 97 sqm  
**View** : <https://www.dowlingterrace.com.au/sale/nsw/hunter-valley-lower/tomago/commercial/industrial/7295853>



**Kerri Handford**  
0459 713 558



**NOTE:**

- ALL PA DOORS TO BE 800mm WIDE
- ALL STAIRS SHALL COMPLY WITH REQUIREMENTS OF CLAUSE 11 OF AS/NZS 15000
- UNSEX ACCESSIBLE SANITARY FACILITIES TO AS/NZS 15000
- THE DEVELOPMENT IS IN A BUSH FIRE PRONE LAND ZONE WITH A BUSH FIRE ZONE HOWEVER THE DEVELOPMENT IS FOR AN INDUSTRIAL USE AND THEREFORE NOT REQUIRED TO BE CONSTRUCTED TO BAL-12 BUSH FIRE ZONE REQUIREMENTS UNLESS OTHERWISE SPECIFIED IN THE NATIONAL CONSTRUCTION CODE (PART 3.7 BUSH FIRE AREAS)

**WILLIAMS**  
RIVER STONE  
CONSTRUCTION  
Phone: 08 498 8888  
10-12 Kennington Drive, Tomago NSW 2322  
www.williamsconstruction.com.au

**INDUSTRIAL DEVELOPMENT**  
10-12 KENNINGTON DRIVE  
TOMAGO  
NSW 2322

Client: JASON CHELLEV

**FOR C & S SUBMISSION**

BUILDING 1 FLOOR PLAN	
DATE	20.03.2021
SCALE	1:100
PROJECT	19M SEMI TRAILER TURNING CIRCLES
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