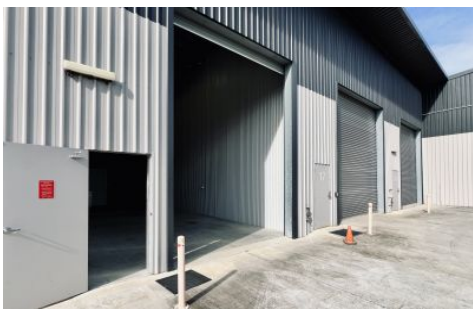


LAWSON.



18/20 Mayfair Close MORISSET NSW



An affordable warehouse is a terrific opportunity in a well-presented complex. The unit is located towards the rear of the complex and has one dedicated car park and signage opportunities.

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

Idea for a range of uses and features:

- * High span internal roof space
- * Separate pedestrian access
- * Ideal for small warehouse, storage, or a range of low impact related business usages
- * 3-phase power to switchboard
- * LED lighting
- * Onsite parking
- * Accessible toilet

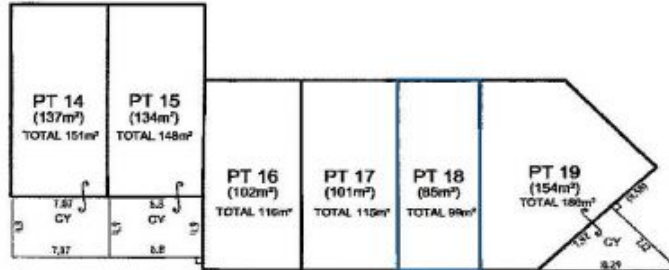
Price : \$950 / Month + Outgoings + GST
Building Size : 85 sqm
Land Size : 85 sqm
View : <https://www.lawsonre.com.au/8054246>



Ben Lawson
0412552024

FLOOR PLAN (2)

EDGE OF CONCRETE SLAB					
2.4	2.4	2.5	2.5	2.4	5.15
CS	CS	CS	CS	CS	CS
PT14	PT15	PT16	PT17	PT18	PT19
(14m ²)	(14m ²)	(14m ²)	(14m ²)	(8m ²)	(50m ²)
2.4	2.5	2.5	2.4	2.4	5.15




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 HEREIN ARE APPROXIMATE ONLY
 THE STRUTUM OF THE COURT YARD AREAS ARE LIMITED IN HEIGHT TO BETWEEN 2m BELOW THE UPPER SURFACE OF THE GROUND FLOOR (EXCEPT WHERE PARKED AND IS THEN LIMITED BY THE UPPER SURFACE OF THE PARKING) TO THE UNDER SURFACE OF THE CEILING OF ITS RESPECTIVE UNIT EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT.
 THE STRUTUM 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: 3297857 / Doc: 89 0097398 & / Rev: 03-Apr-2018 / SCS: SC OK / Pgs: A1,2 / Pts: 04-Apr-2018 08:51 / Seq: 3 of 7
 Ref: 17498 / Sec: X

SURVEYOR
 Name: DONALD OTTO LANTZ
 Date: 26/03/2018
 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