



## 96 Erskine Street, DUBBO, NSW 2830

### Premium Showroom and Warehouse Opportunity

Located along one of Dubbo's busiest and most recognised commercial corridors, this versatile property offers an outstanding opportunity for businesses seeking a highly visible and functional premises.

The property features a well-presented air-conditioned showroom and office area of approximately 65 m<sup>2</sup>, providing a comfortable and professional space for staff and clients. The concrete warehouse offers excellent accessibility for deliveries and storage, complemented by a mezzanine level with pulley system for additional storage flexibility.

Other features include 3-phase power, off-street parking, and excellent signage potential to capture the constant passing traffic on Erskine Street. The layout is suitable for a range of business uses including trade, wholesale, display, or service industries requiring both office and warehouse space.

Building Area: 393 m<sup>2</sup> (approx.)

Rent: \$55,000 per annum or \$1,057 per week plus GST

Lease Terms: 2 to 5 years

Outgoings: Lessee to reimburse Outgoings

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Lease

**INTERNET ID:** 300P189021

#### RENTAL DETAILS

**Rent / Lease:**

**\$55,000 per annum or  
\$1,057 per week plus  
GST**

#### CONTACT DETAILS

**Joseph Walkom**  
0419 101 854

Zoning: E3 Productivity Support

- Land Area 615.00 square metres
- Commercial Type:
- Building Area: 393.00 square metres





