



20 Depot Road, DUBBO, NSW 2830

Well Located Warehouse/Workshop with Yard

A quality industrial facility in a tightly held pocket of West Dubbo, offering excellent access to the Newell and Mitchell Highways and only minutes from the CBD. The building has been fully refurbished and is ready for a business seeking practical warehouse/workshop accommodation with strong connectivity.

The layout includes a showroom/entry area, office space, meals/kitchen area and modern amenities. Two large doors provide easy vehicle movement and efficient loading, with a secure yard enhancing storage and operational flexibility. Off-street parking is available for multiple vehicles.

This space is currently leased until 10 December 2029, with the existing tenant now seeking to sub-lease or assign the balance of the term to an incoming operator.

Zoning: E4 General Industrial

Building Area: 476m² (approx.)

Site Area: 1,161 m²

TYPE: For Lease

INTERNET ID: 300P189579

RENTAL DETAILS

Rent / Lease:

**\$46,546.19 per annum
or \$895.11 per week
plus GST**

CONTACT DETAILS

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Joseph Walkom
0419 101 854

Lease Term: Until 10 December 2029 or longer.

Current Rent: \$46,546.19 per annum or \$895.11 per week plus GST

Outgoings: Lessee to reimburse Council Rates and charges and building insurance.

- Available Now
- Commercial Type:
- Building Area: 476.00 square metres



