



## 6 Depot Road, DUBBO, NSW 2830

### Industrial Premises - Ideal Showroom, Workshop or Trade Operation

Situated within the established Depot Road Industrial Precinct in West Dubbo, this industrial premises presents a well-priced leasing opportunity for a broad range of commercial and trade-based operators. With direct proximity to the Mitchell Highway and easy access to the CBD, the property is well suited to businesses seeking visibility and functional workspace at a competitive rental.

The building comprises a front reception area flowing through to multiple large rooms suited to showroom display, workshop or general commercial use, with a rear warehouse area completing the layout. The versatile configuration lends itself to a wide variety of uses, from trade services and retail display through to light manufacturing and storage operations. The premises offering a practical footprint for day-to-day business needs.

Building Area: 236 m<sup>2</sup> (approx.)

Land Area: 385 m<sup>2</sup> (approx.)

Rent: \$23,000 per annum or \$442.30 per week plus GST

Lease Terms: Minimum 2 years

**TYPE:** For Lease

**INTERNET ID:** 300P196138

#### CONTACT DETAILS

**Joseph Walkom**  
0419 101 854

Outgoings: Lessee to reimburse water, sewer & trade waste charges

Zoning: E4 General Industrial

- Land Area 386.00 square metres
- Commercial Type:
- Building Area: 190.00 square metres



