



## 8/1 Capital Drive, DUBBO, NSW 2830

### Premium Industrial Unit in Sought-After Business Hub

Positioned within the highly regarded Oxley Business Hub, Unit 8 presents an outstanding opportunity to secure a premium industrial space within Dubbo's rapidly expanding Blueridge Business Park. This brand-new unit has been designed to provide flexibility and functionality, appealing to a wide range of industrial, trade and storage users seeking a modern and well-located premises.

The property features a high clearance warehouse complemented by both front and rear roller door access, allowing for efficient loading, circulation and operational flow. Quality finishes including LED lighting, textured concrete flooring and private amenities ensure a comfortable working environment, supported by 3-phase power.

Surrounded by a mix of established national and local businesses within a thriving commercial precinct, the location offers excellent connectivity and convenience. With strong demand for quality industrial space in this area. This is an ideal solution for businesses seeking to establish or expand within a premium industrial hub.

Building Area: 238 m<sup>2</sup> (approx.)

Rent: \$36,890 per annum or \$709 per week plus GST

Lease Terms: 2 to 5 years

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:** 300P196215

#### RENTAL DETAILS

**Rent / Lease:**

**\$36,890 per annum or  
\$709 per week plus  
GST**

#### CONTACT DETAILS

**Anthony Chapman**  
0408 413 273

Outgoings: Lessee to reimburse Outgoings

Zoning: E3 Productivity Support

- Commercial Type:
- Building Area: 238.00 square metres



