



## 21 Upfold Street, BATHURST, NSW 2795

### STREET FRONTAGE

Brand New Workshop | High-Exposure Industrial Opportunity

Take advantage of this outstanding leasing opportunity to secure a brand new, premium workshop in a strategic industrial location just 5 minutes from Bathurst CBD.

Boasting approximately 93.27 sqm of versatile floor space, this modern unit is constructed with solid concrete cast construction and designed to suit a wide range of trade, service, or light industrial uses. The property features a generous 4-metre wide x 3.5-metre high automatic roller door, providing excellent access for vehicles, machinery, and deliveries.

Key features include:

Front unit position offering excellent street presence and exposure

One dedicated on-site car space

**TYPE:** For Lease

**INTERNET ID:** L14790556

### RENTAL DETAILS

**Rent / Lease:**

**\$1500 per month incl GST**

### CONTACT DETAILS

**Elders Emms Mooney**  
152 William Street  
Bathurst, NSW  
02 6331 0744

**Louise Ireland**  
0428643586

Shared amenities for added convenience

Highly accessible industrial location with easy connectivity

This is a rare opportunity to establish your business in a brand new, purpose-built facility that's ready for immediate occupation.

Contact us today to arrange your inspection - opportunities like this are in high demand and won't last long. Call Louise 0428 643 586

Disclaimer: All information contained herein is gathered from sources we believe to be reliable. We have no reason to doubt its accuracy; however, we cannot guarantee it.

- Land Area 93.27 square metres
- Commercial Type:
- Building Area: 93.00 square metres



