

# For Lease

22 Scott Place ORANGE

## SMALL WORKSHOP/WAREHOUSE

Orange is the largest urban area in Central West New South Wales, population circa 40,000.

The diversified regional economy of Orange is centred on mining, health services and government administration.

## Location

Located on the northern side of Scott Place within Leewood Industrial Estate, 3kms south east of the CBD.

## Description

One of 7 units within a secure/fenced complex  
2 large offices, kitchenette + toilet  
Large mezzanine  
Mechanical roller door  
3 phase electricity  
Onsite car parking  
Good condition  
Available February 2022

Warehouse Lighting: High Bay LED  
Roller Door Height: 4.30 metres  
Parking: Onsite  
3 Phase Electricity: Yes  
Secure Yard: Yes

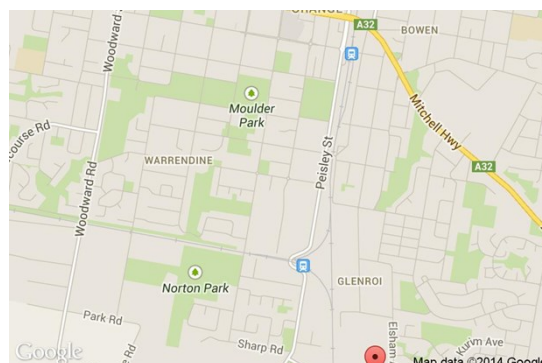
Tenancy	Building Area m <sup>2</sup>	Rent (Ex GST) \$pa	\$m <sup>2</sup>	Net/Gross
Shed 7	204	\$24,480	\$120	Gross

## Site Details

Land Area: 3,481 sqm  
Zoning: IN1 General Industrial

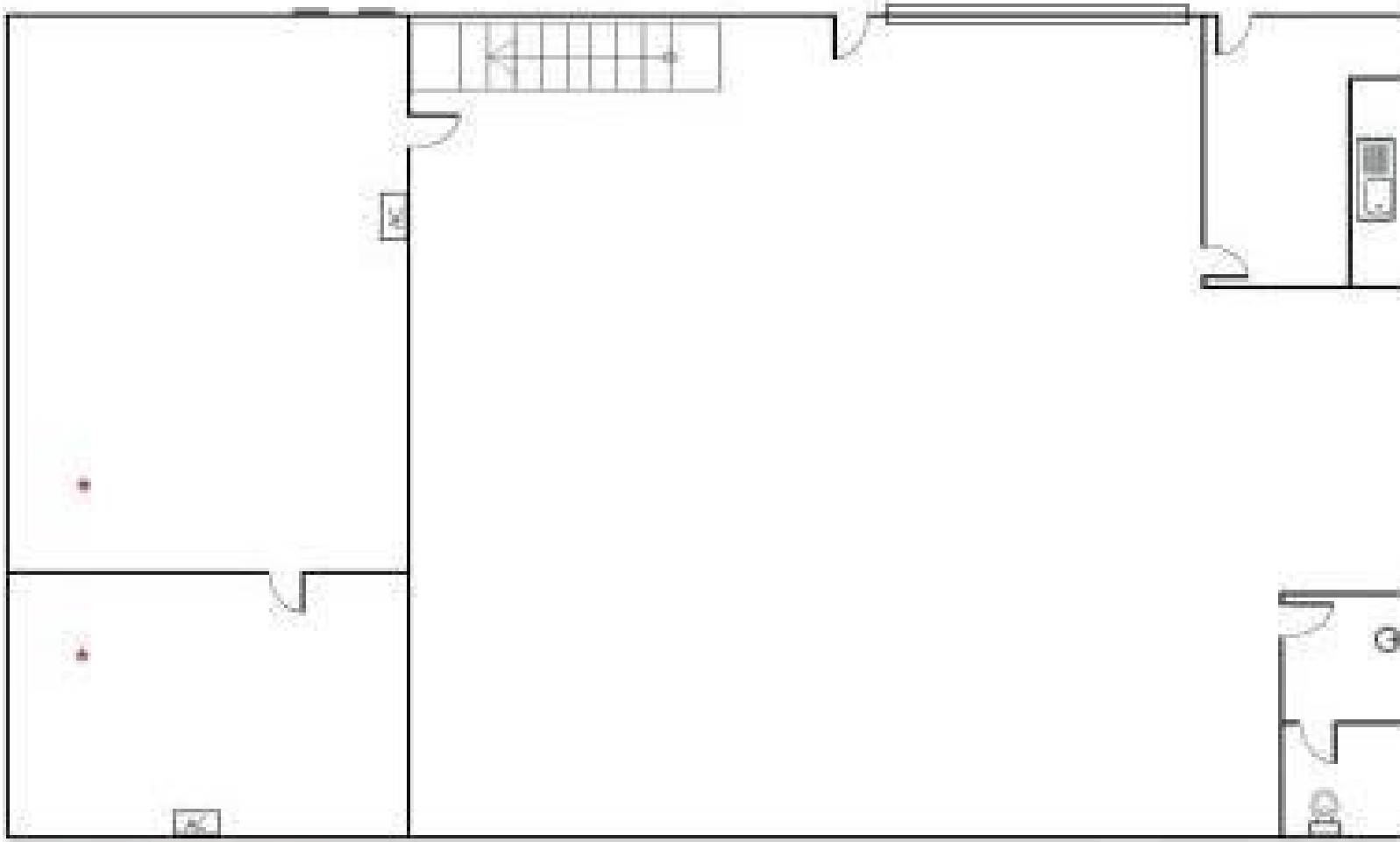
## For more information please contact

Nigel Staniforth      David Hall  
0401 279 795          0429 656 101



194B Lords Place, Orange NSW 2800

Telephone: (02) 63 62 5988  
Email: sales@bmpa.com.au  
Web: www.bmpa.com.au



• Mezzanine above  
offices