



Ground Suite 2
280 Mann Street GOSFORD
Top Quality Gosford Office 524.9sqm

Area m²: 525
Rent \$/m²: \$250
Rent pa: \$131,225 Per Annum Net + GST
Net/Gross: Net
GST: Exclusive
Parking: 10
Outgoings: \$31,494
Contact:

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Location:

This building occupies a high profile position on Mann Street, next to Gosford Train Station and Bus Depot, making it easily accessible by public transport. The property is also an easy walk from the core of Gosford CBD offering shopping and various cafes / restaurants.

Description:

524.9m (approx) ground floor office accommodation with quality presentation with existing fit-out remaining in situ.

The fit-out consists of a combination of meeting rooms and large open plan work-space, offering a large number of well built workstations (can stay or be removed, by negotiation).

The suite is fully air-conditioned with carpeted floor coverings and includes access to full amenities (male, female and disability toilets, showers, sick bay etc). It also offers great natural light and secure basement car parking, with lift access back to the ground floor.

Well positioned in close proximity to all amenities within Gosford CBD, such as shopping, Banks, Cafes, Gyms and recreation areas. Surrounded by medical precinct, including the redevelopment of Gosford Hospital.

Great quality office accommodation that ticks all the boxes and is hard to find so call us today so you don't miss this outstanding property.

- Ground floor, quality office space
- Secure on-site car parking
- Modern, attractive space