



WE ARE OFFERING ONLINE  
INSPECTIONS

TO BOOK AN ONLINE INSPECTION  
FOR THIS PROPERTY PLEASE  
CONTACT:

CHRIS WATSON  
M: 0402 430 213  
E: [chris@chapmanfrazer.com.au](mailto:chris@chapmanfrazer.com.au)

CHAPMAN  
& FRAZER  
COMMERCIAL REAL ESTATE



## Unit 5 6 Bowen Crescent WEST GOSFORD

*Quality Unit Manns Road Exposure*

**Area m<sup>2</sup>:** Office: N/A  
Warehouse: 300  
Total: 300

**Rent \$/m<sup>2</sup>:** \$130

**Rent pa:** \$39,000 Per Annum Gross  
+ GST

**Net/Gross:** Gross

**GST:** Exclusive

**Parking:** 0

**Outgoings:**

**Contact:**

**Chris Watson**  
0402 430 213  
[chris@chapmanfrazer.com.au](mailto:chris@chapmanfrazer.com.au)

### **Location:**

Positioned in the West Gosford industrial precinct, this location is home to a large number of national identities, trades and service providers such as Coles, Bunnings Warehouse, Officeworks, Spotlight, Anaconda, Dan Murhpy's, Domayne, Repco and McDonalds to name a few. With easy access to public transport, the Sydney/Newcastle M1 Motorway, Gosford CBD and Gosford Hospital.

### **Description:**

Coming up available for lease in the coming months this unit provides fantastic exposure, signage & display opportunities to Manns Road, West Gosford.

The ground floor area of the unit is 300sqm approximately.

Some of the many features include brick construction, a full glass shop front, regular shape, high internal clearance, container height roller shutter and three phase power.

Being in a small complex with only four other units ensures plenty of on site parking, great truck access and a convenient location.

- Solid construction
- Three phase power
- Great truck access