



Level 1 Suite 2 & 3

153 Mann Street GOSFORD

403sqm Quality Office in Quality Position!

Area m²: 403

Rent \$/m²: \$175

Rent pa: \$70,525 Per Annum + GST

Net/Gross: Net

GST: Exclusive

Parking: 0

Outgoings: \$20,150

Contact:

Daniel Mason

0403 889 530

daniel@chapmanfrazer.com.au

Location:

Positioned in the heart of Gosford CBD, only a short stroll from Gosford Train Station and Bus Interchange. The site also benefits from its immediate proximity to the Imperial Shopping Centre and other local amenities such as Kibble Park and various cafes and restaurants.

Description:

Well located, first floor office space of approx. 403sqm, featuring a secure reception, glass partitioned meeting rooms and offices, open plan work space, lunch room / kitchen and storage.

The office suite has air conditioning throughout, quality carpeted floor coverings, access to common amenities (including shower) and provides disability access via two (2) lifts within the building.

The suite can also be divided and leased in smaller sizes if required, so offers great flexibility for a wide range of applications.

This space offers really great value, so call us today to arrange an inspection.

- Quality existing fit out
- Central location
- Lift accessible