



Unit 2  
**276 Manns Road WEST GOSFORD**  
*290sqm Industrial Unit - Manns Road Location*

**Area m<sup>2</sup>:** Office: N/A  
Warehouse: 290  
Total: 290

**Rent \$/m<sup>2</sup>:** \$110

**Rent pa:** \$31,900 Per Annum Gross  
+ GST

**Net/Gross:** Gross

**GST:** Exclusive

**Parking:** 0

**Outgoings:**

**Contact:**

**Daniel Mason**  
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**Location:**

Positioned on Manns Road in the centre of the West Gosford Industrial Precinct. Manns Road connects back to the Central Coast Highway, leading up to the Sydney to Newcastle M1 Motorway, and is a main arterial road connecting to the northern end of the coast.

**Description:**

Well positioned and well presented industrial unit in the popular West Gosford industrial precinct. The unit is 290sqm (approx.) and offers good natural light, roller door access, internal amenities and on-site parking.

The unit offers internal clearance up to a maximum of 4.8m and the roller door access has clearance of 3.6m high x 3.67m wide. The floor area is clear-span and primarily of regular shape, so should suit a wide range of applications / uses.

Positioned near the front of the complex, offering easy access off Manns Road. Call today to arrange an inspection!

- Clean & tidy industrial unit
- Wide driveway for easy truck access
- Ample common on-site parking