



Suite 3.02 & 3.03

## 131 Donnison Street GOSFORD

*Well Appointed 212sqm Office Suite in Gosford*

**Area m<sup>2</sup>:** 212  
**Rent \$/m<sup>2</sup>:** \$260  
**Rent pa:** \$55,120 Per Annum Net + GST  
**Net/Gross:** Net  
**GST:** Exclusive  
**Parking:** 4  
**Outgoings:**  
**Contact:**  
**Daniel Mason**  
0403 889 530  
daniel@chapmanfrazer.com.au

### **Location:**

The 'Kensmen Building' is positioned on the high profile corner of Henry Parry Drive and Donnison Street, directly opposite Kibble Park and the Imperial Shopping Centre. The building is located an easy walk from Gosford Train Station and Bus Interchange, as well as all local amenities in Gosford CBD.

### **Description:**

This is a superb office suite in the core of Gosford CBD, offering a huge range of benefits aside from the great location.

The suite has ample natural light through the wide window frontage overlooking Donnison Street and Kibble Park, ducted air-conditioning and modern carpet tiles throughout.

The space has been well planned with a layout providing a welcoming reception and waiting area, four (4) private offices, a generous boardroom, some open plan workspace, utilities and storeroom, plus a well appointed kitchen.

The building provides additional facilities, including male and female bathrooms, tea room, lift access and secure onsite parking.

Four (4) parking spaces available, at an additional cost of \$100 + GST per month per space.

This is a quality office suite in one of Gosford's premier buildings full of professional users. Call today for an inspectio!

- Great natural light
- Quality existing fitout
- Lift access & onsite parking