



Unit 1 12 Bowen Crescent WEST GOSFORD

Manns Road Exposure

Area m²:	Office: 10 Warehouse: 240 Total: 250
Rent \$/m²:	\$104
Rent pa:	\$26,000 Per Annum Gross + GST
Net/Gross:	Gross
GST:	Exclusive
Parking:	0
Outgoings:	
Contact:	

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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 Murphy'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:

Available now for lease this unit offers many features and benefits including high internal clearance, a regular shape, solid block construction, a partitioned office, multiple roller doors creating drive thru access, three phase power, amenities and security grills.

The ground floor area is 250sqm, positioned in a small security fenced and gated complex.

The site offers plenty of on site parking and fantastic exposure to Manns Road for your business and signage.

- Plenty of on site parking
- Drive thru access
- Three phase power