



Unit 2
11 Nells Road WEST GOSFORD

Perfect workshop or storage space

Area m²: Office: N/A
Warehouse: 271
Total: 488

Rent \$/m²: \$82

Rent pa: \$40,000 Per Annum Net + GST

Net/Gross: Net

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:

Old style high clearance industrial unit within a secure concrete slab yard area that has a combined floor area of 488sqm. This is perfect for a variety of users especially trades needing some external storage.

The warehouse area is approx. 271sqm with concrete yard area approx. 217sqm.

Owners approachable about installing office area subject to the terms and the conditions of the lease.

- Zoned IN 1 General Industrial
- High Clearance Warehouse
- Concrete yard area