



Level 1 Unit 3  
**113 Wisemans Ferry Road SOMERSBY**  
*141sqm Quality, Affordable Office Space*

**Area m<sup>2</sup>:** 141  
**Rent \$/m<sup>2</sup>:** \$148  
**Rent pa:** \$20,800 Per Annum Net + GST  
**Net/Gross:** Net  
**GST:** Exclusive  
**Parking:** 2  
**Outgoings:** \$2,800  
**Contact:**  
**Daniel Mason**  
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**Location:**

Conveniently located in the Somersby Industrial Precinct, the property is positioned on Wisemans Ferry Road opposite CSR Hebel, just around the corner from the M1 Interchange; offering easy links to Sydney or Newcastle, or down the hill into Gosford CBD.

**Description:**

Available to lease now is this quality and versatile office offering excellent value for money.

This first floor office space offers new tiled floors throughout, a suspended grid ceiling, split system air conditioning, and abundant natural light through the huge glazed facade.

The configuration of the space is practical, offering two private offices, an open plan workspace, and full internal amenities including bathroom and kitchen / lunch room.

With an easily accessible position, on-site parking, and a quality presentation, this space is truly great value.

- Great natural light
- Cheap rent for quality space
- Air conditioning & on-site parking