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TO BOOK AN ONLINE INSPECTION FOR THIS PROPERTY PLEASE CONTACT:

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CHAPMAN
& FRAZER
COMMERCIAL REAL ESTATE



Unit
20B Dell Road WEST GOSFORD
Freestanding Industrial Factory / Warehouse

Area m²: Office: N/A
Warehouse: 600
Total: 600

Rent \$/m²: \$117

Rent pa: \$70,000 + Outgoings + GST

Net/Gross: Net

GST: Exclusive

Parking: 0

Outgoings:

Contact:

Chris Watson
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Location:

Positioned in the West Gosford industrial precinct this location is home to a large number of national identities, traders and service providers such as Coles, Bunnings Warehouse, Office Works, 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 & Gosford Hospital.

Description:

Available to lease from 1st June 2021 is this large, regular shape stand alone metal clad and hebel panel factory / warehouse.

The total net lettable area of this facility is 600sqm approx. with an IN1 Industrial Zoning.

The warehouse is clear span, with 6m wall height, the ceiling is insulated and the roof incorporate translucent panels to allow extra natural light flow, with two 5m wide roller shutters and three phase power in place.

The internal fit out includes kitchen / lunchroom, store rooms, multiple partitioned offices & male / female amenities with showers.

There is plenty of on site parking and great truck access via the large concrete driveways and hardstand areas, making it easy to load and unload goods and equipment quickly.

This facility is perfect for warehousing, manufacturing, storage, distribution or any other uses that could utilize such a facility.

- Multiple roller shutters
- Heavy duty three phase power
- Secure gated facility