



Unit 4
188 Manns Road WEST GOSFORD

Great exposure and size on Manns Road

Area m²: Office: N/A
Warehouse: 234
Total: 234

Rent \$/m²: \$128

Rent pa: \$30,000 Per Annum Net +
Outgoings + GST

Net/Gross: Net

GST: Exclusive

Parking: 0

Outgoings:

Contact:

Chris Watson
0402 430 213
chris@chapmanfrazer.com.au

Location:

Description:

Rarely does an industrial unit like this come available to lease with so many benefits.

The total area is 234sqm approx, plus one allocated on site parking space.

The unit is constructed of block, with a showroom style shopfront, male and female amenities, three phase power, painted white internally & roller shutter access at the side of the premises.

There is heaps of on site parking for customers & great truck access via the wide multiple driveway access points.

Current zoning is IN1 Industrial which allows for many different types of business and uses.

Don't wait, enquire today so you don't miss out!

- Three phase power
- Secure block construction
- Regular shape