



WE ARE OFFERING ONLINE INSPECTIONS

TO BOOK AN ONLINE INSPECTION FOR THIS PROPERTY PLEASE CONTACT:

CHRIS WATSON
M: 0402 430 213
E: chris@chapmanfrazer.com.au

CHAPMAN & FRAZER
COMMERCIAL REAL ESTATE



Unit 1 6 Bowen Crescent WEST GOSFORD

Quality Unit Manns Road Exposure

Area m²: Office: N/A
Warehouse: 250
Total: 250

Rent \$/m²: \$130

Rent pa: \$32,500 Per Annum Gross
+ GST

Net/Gross: Gross

GST: Exclusive

Parking: 0

Outgoings:

Contact:

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

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 Murhpy'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:

Coming up available for lease soon this unit provides fantastic exposure and signage opportunities to Manns Road, West Gosford. The ground floor area of the unit is 250m² plus the additional mezzanine office and storage area.

Some of the many features include a full glass shop front, regular shape, high internal clearance, container height roller shutter and three phase power.

Being in a small complex with only four other units ensures plenty of on site parking, great truck access and a convenient location.

- Mezzanine office and storage space
- Three phase power
- Great truck access