



5 Carnarvon Road WEST GOSFORD

Great Condition Industrial Facility West Gosford

Area m²: Office: N/A
Warehouse: 1,058
Total: 1,058

Rent \$/m²: \$128

Rent pa: 135,000 Per Annum Net + GST

Net/Gross: Net

GST: Exclusive

Parking: 15

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:

This property presents very well as its only had clean and professional businesses in occupation as tenants.

The total net lettable area is 1,058sqm approx. comprising high clearance warehouse, ground floor and mezzanine office space plus amenities.

The warehouse is well designed being clear span with multiple roller door access points, led lighting, insulation and heavy duty three phase power available.

There are fifteen on site parking spaces plus the ability to receive and dispatch containers from the security fenced and gated concrete external hardstand area at the front of the property.

This landlord is looking to secure a quality long term Lessee and the site will be available to lease from 1st July 2022.

- Heavy duty three phase power available
- 15 on site parking spots
- Fitted out offices and meeting areas