



21  
21 Kirrawee Road North Gosford  
*Freestanding Industrial Factory / Warehouse*

**Area m<sup>2</sup>:** Office: N/A  
Warehouse: 226  
Total: 226

**Rent \$/m<sup>2</sup>:** \$146

**Rent pa:** \$33,000 Per Annum Net + GST

**Net/Gross:** Net

**GST:** Exclusive

**Parking:** 0

**Outgoings:**

**Contact:**  
**Chris Watson**  
0402 430 213  
chris@chapmanfrazer.com.au

**Location:**

North Gosford Industrial Estate is a thriving, popular and tightly held estate, positioned closely to Gosford CBD, Gosford Public, Gosford Private Hospital and Gosford Train Station. The estate is made up of a small number of streets being Showground Road, Birru Road, Kirrawee Road, Glennie Street West, Wollong Street & Tatura Avenue. Properties positioned in this area enjoy a great convenient location and are suitable for a wide and varied number of uses.

**Description:**

This freestanding building is now vacant and ready for leasing with the following works and improvements recently completed.

Installation of a security fence and electric gate, freshly painted externally, freshly painted offices, amenities, warehouse floor, installation of LED lighting and 3 phase power.

The total ground floor area is 226sqm approx. plus there is additional mezzanine storage area.

Plenty of on-site parking and street parking.

A great location and an even better opportunity, so don't miss out!

- Freestanding building
- Secure on site parking / hardstand area
- 3 phase power