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TO BOOK AN ONLINE INSPECTION FOR THIS PROPERTY PLEASE CONTACT:

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**CHAPMAN
& FRAZER**
COMMERCIAL REAL ESTATE



Unit 4 339 Manns Road WEST GOSFORD

Industrial unit with large lock up yard

Area m²: Office: N/A
Warehouse: 185
Total: 785

Rent \$/m²: \$43

Rent pa: \$33,600 Per Annum Gross
+ GST

Net/Gross: Gross

GST: Exclusive

Parking: 0

Outgoings:

Contact:

Chris Watson
0402 430 213
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Location:

Positioned in the West Gosford industrial precinct this location is home to a large number of national identities, traders, service providers and specialists attractions 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 & Gosford Hospital.

Description:

Vacant now available for lease is this factory and large lock up external yard.

The factory / warehouse area is 185m² approximately with the lock up yard offering a total area of 600m² approximately.

The warehouse is metal clad with amenities, kitchenette, hot water and three phase power available.

The rental is \$33,600.00 including outgoings + GST.

- Large secure hardstand area
- Three phase power
- Regular shape