



Unit 3
6 Carnarvon Road WEST GOSFORD

Quality Unit Coming Available For Lease

Area m²: Office: N/A
Warehouse: 141
Total: 141

Rent \$/m²: \$154

Rent pa: \$21,717 Per Annum Gross
+ GST

Net/Gross: Gross

GST: Exclusive

Parking: 0

Outgoings:

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

Location:

Located on Carnarvon Road on the corner of Tathra Street, just off Manns Road in the busy West Gosford industrial precinct. This great location is home to a wide range of users, including bulky goods retailers and homemaker centres, industrial users and a wide variety of service providers, making it a diverse and attractive business destination.

Description:

Positioned on Carnarvon Road, West Gosford in a small, very well maintained complex of eight units.

Total net lettable area of 141sqm approximately including a prominent glass shop front and front office/showroom.

This unit is regular in shape with amenities and kitchen at the rear, near new roller shutter and NBN connected.

With fantastic signage opportunities at the front of the unit, use of the large galvanised signboard at the front of the property, plenty of parking and a gross rent, this unit offers great value for money.

- Rear roller shutter access
- Nice glass showroom/office
- Plenty of parking