



Suite 2 & 4
32 Central Coast Highway WEST GOSFORD
430sqm Versatile Showroom or Office in West Gosford

Area m²: Office: N/A
 Warehouse: N/A
 Total: 430

Rent \$/m²: \$265

Rent pa: \$113,950 Per Annum Net
 + GST

Net/Gross: Net

GST: Exclusive

Parking: 9

Outgoings: \$21,500

Contact:

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Location:
 First class position at the intersection of Central Coast Highway and Manns Road/Brisbane Water Drive at the gateway to West Gosford. The commanding position offers great exposure to a huge volume of passing traffic every day and also provides great convenience with easy access in to Gosford CBD for public transport, or a quick drive to the Sydney to Newcastle M1 Motorway.

Description:
 Versatile ground floor premises of approx. 430sqm, directly fronting the busy Central Coast Highway in West Gosford.

The property offers a wide glazed frontage and roller door accessibility, making it suitable for showroom users, trade retail, or straight forward office space (ability to change the roller door for a glazed facade).

High visibility and exposure to passing traffic is a key benefit of this site, including direct access off the highway.

The premises has some base fit out with suspended ceiling, ducted air conditioning, carpeted floor coverings and quality amenities, including generous basement car parking (and lift access available from this level).

- Huge highway exposure
- Secure basement parking onsite
- Negotiable terms