



Suite 5 & 7
32 Central Coast Highway WEST GOSFORD
500sqm Office Space In Key Location!

Area m²: Office: 500
Warehouse: N/A
Total: 500

Rent \$/m²: \$265

Rent pa: \$132,500 Per Annum Net
+ GST

Net/Gross: Net

GST: Exclusive

Parking: 0

Outgoings: \$25,000

Contact:
Daniel Mason
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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:
500sqm of space available on either ground floor or first floor position. Options available for space from 250sqm up to 900sqm, split over the ground floor and the first floor.

Ideally suited for office or showroom users in a key location at the West Gosford Gateway Intersection.

High profile position with great exposure to a huge volume of passing traffic and offering direct access from the Central Coast Highway.

Securely fenced and gated property with secure underground car parking. Full internal amenities provided, including common disabled bathroom. Lift access is also available from basement parking to upper levels.

Surrounded by high profile users including Bunnings, Masters Home Improvements, Repco, Anaconda, Officeworks and Domayne, to name a few.

Only 5km (approx.) to the M1 Kariong/Somersby Interchange, which connects to Sydney and Newcastle.

- Key position with highway exposure
- Located amongst high profile users
- Competitive rental on offer