



## Unit 16 5-7 Enterprise Close WEST GOSFORD

*Well Presented With a Quality Fitout*

**Area m<sup>2</sup>:** Office: N/A  
Warehouse: 90  
Total: 150

**Rent \$/m<sup>2</sup>:** \$120

**Rent pa:** \$18,000 Per Annum Net + GST

**Net/Gross:** Net

**GST:** Exclusive

**Parking:** 2

**Outgoings:**

**Contact:**

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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, Office Works, 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:**

This property is fitted out with an air-conditioned office and kitchen, amenities with shower, heavy duty first floor mezzanine rated up to 30kg per m<sup>2</sup> with multiple power points and gate to allow movement of goods efficiently.

The warehouse is regular in shape with LED lighting, translucent panels and a high clearance roller shutter.

There are two allocated parking spaces and good access to the complex via two driveways and electric security gate.

This very well presented and fitted out unit will not last!

- Multiple driveway points
- Brand new condition
- Fitted out