



Unit 1 & 2 14 Enterprise Close WEST GOSFORD

Brand New & Ready To Occupy

Area m²: Office: 120
Warehouse: 920
Total: 1,040

\$/m²: \$2,308

Rent pa: \$130,000 Per Annum Net
+ GST

Sale Price: \$2,400,000 + GST

GST: Exclusive

Parking: 6

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, Dayman, Repco, and McDonalds to name a few. With easy access to public transport, the Sydney / Newcastle M1 Motorway, Gosford CBD & Gosford Hospital.

Description:

Take one or take both of these units, newly constructed and ready to occupy in Enterprise Close, West Gosford.

Each unit offers 460sqm (approx.) of ground floor area plus additional mezzanine office of 60sqm (approx.).

The warehouse is constructed of concrete with a very high and wide electric industrial roller, high internal clearance, LED lighting, 3 phase power, amenities and shower.

The mezzanine office is carpeted with grid ceiling, lighting and lots of windows allowing great light flow.

There is also parking on site, street parking and two nice and wide driveways providing great truck access.

These units offer many positive attributes and are great value for money.

- Brand new warehouse & office
- Great truck access
- On-site parking