



## Lot 167 Luke Close WEST GOSFORD

### *West Gosford Storage Yard For Lease*

**Area m<sup>2</sup>:** 1,400

**Rent \$/m<sup>2</sup>:** \$14

**Rent pa:** \$20,000 Per Annum Net + GST

**Net/Gross:** Net

**GST:** Exclusive

**Parking:** 0

**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, McDonalds, and Gosford Classic Car Museum to name a few. With easy access to public transport, the Sydney / Newcastle M1 Motorway, Gosford CBD & Gosford Hospital.

**Description:**

1400sqm approx.

Great corner position (Corner of Bowen Crescent & Luke Close, West Gosford).

Adjacent to CSR Gyprock and Actrol Refrigeration.

The land is level and regular in shape

Perfect for many display, storage and manufacturing uses.

The Landlord is prepared to negotiate to fence the site subject to DA consent for a quality long term lease

The Landlord is also prepared to design and construct a purpose built premises for a quality long term tenant

This land is available for lease for \$20,000 Per Annum Net + GST.