



## Level 2 Suite 13 237 Mann Street GOSFORD

*200sqm Office With Public Transport On Doorstep*

- Area m<sup>2</sup>:** 200
- Rent \$/m<sup>2</sup>:** \$305
- Rent pa:** \$61,000 Per Annum Gross + GST
- Net/Gross:** Gross
- GST:** Exclusive
- Parking:** 0
- Outgoings:**
- Contact:**

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### **Location:**

The prominent 'Gateway Building' occupies a key land holding on Mann Street, directly opposite Gosford Train Station. The building also has a large frontage to Watt Street at the rear and is accessible from both streets. The property also offers easy access via a sky bridge connecting to the train station.

### **Description:**

200sqm office suite located on the first floor of the Gateway Building in the middle of Gosford.

The suite has existing fit out remaining, including a reception area, partitioned offices / meeting rooms, server room and workstations complete with chairs, offering a great opportunity to walk in and setup with minimal work.

The office has an automatic entry door and is carpeted and air conditioned and has access to common amenities within the building. On-site parking is available by negotiation at an additional cost.

The property offers good accessibility with lift access through building and entries from Mann Street and Watt Street.

- Take advantage of existing fit out
- Good accessibility
- On-site parking available