



4 354 Mann Street GOSFORD *Quality Office Investment in Gosford*

Area m²: Office: 116
Warehouse: N/A
Total: 116

\$/m²: \$2,750

Sale Price: \$319,000 (+ GST if applicable)

GST: Exclusive

Parking: 0

Contact:
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Location:

Positioned on Mann Street in walking distance to Gosford Train Station and other amenities within Gosford CBD, including shopping at the Imperial Shopping Centre, and local cafes and restaurants.

Description:

This is a quality first floor office suite of approx. 116sqm, offering convenience and exposure to Mann Street.

Short term lease, returning \$22,000 Per Annum Net + GST

The office suite is professionally fitted, with two partitioned offices, a reception and open plan work-space, as well as internal kitchenette.

Common disabled amenities are provided on the ground floor of the building as well as additional amenities on the first floor.

Offering abundant natural light, a combination of carpet and tile floor coverings and a modern suspended ceiling with ducted air conditioning throughout, this is an impressive suite.

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- Exposure to Mann Street
- Close to Gosford Train Station