



Unit 4 401 Manns Road WEST GOSFORD

Prime Position Manns Road, West Gosford

Area m²: Office: N/A
Warehouse: 180
Total: 180

Rent \$/m²: \$306

Rent pa: \$55,000 Per Annum Gross
+ GST

Net/Gross: Gross

GST: Exclusive

Parking: 0

Outgoings:

Contact:

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Location:

Positioned on Manns Road in the centre of the West Gosford Industrial Precinct. Manns Road connects back to the Central Coast Highway, leading up to the Sydney to Newcastle M1 Motorway, and is a main arterial road connecting to the northern end of the coast.

Description:

Net lettable area 180sqm approx.

Offering a large glass frontage facing directly onto Manns Road, West Gosford.

Brick construction, regular in shape with high internal clearance.

The unit also offers roller shutter access, 3 phase power, amenities, shower and mezzanine office space.

Plenty of parking directly outside the unit and a number of prominent signage positions.

For lease \$55,000.00 per annum including outgoings + GST.

- Manns Road exposure
- Plenty of parking
- 3 phase power