



Unit 6
18 Nells Road WEST GOSFORD
Freestanding Industrial Facility

Area m²: Office: 970
Warehouse: N/A
Total: 970

Rent \$/m²: \$134

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

Net/Gross: Gross

GST: Exclusive

Parking: 0

Outgoings:

Contact:

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Location:
Positioned in the heart of West Gosford industrial bulky goods precinct this location is home to a large number of national identities, traders and service providers such as Coles, Bunnings Warehouse, Office Works, Spotlight, Anaconda, Dan Murphy's Domayne, Repco and McDonalds to name a few. With easy access to public transport, the Sydney / Newcastle M1 Motorway, Gosford CBD & Gosford Hospital.

Description:
Total warehouse / factory area of 970sqm approx. plus two large undercover awning areas and loading areas (one at each end of the building).

This factory / warehouse is regular in shape with high internal clearance and multiple high clearance roller shutters at the side and rear of the premises providing drive thru access.

The facility offers 3 phase power and receives great natural light, with easy truck access and good onsite parking positioned in a secure gated estate.

- Quality construction
- Suitable for many uses
- Plenty of on-site parking