



Suite 2, Unit 1

470 Pacific Highway WYOMING

Perfect For Vets, Surgeons & Medical Uses

Area m²: 343

Rent \$/m²: \$190

Rent pa: \$65,000 Per Annum Gross + GST

Net/Gross: Gross

GST: Exclusive

Parking: 0

Outgoings:

Contact:

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Location:

Positioned on the Pacific Highway close to the 'five-ways' intersection of Wyoming. This prominent location acts as a gateway between Gosford, Wyoming and the northern district of the Central Coast. This property benefits from quick and easy access to the highway, offering prominent exposure with Gosford Hospital and Gosford CBD close by.

Description:

Total net lettable area of 343sqm approx.

Currently fitted out and approved as a surgery, this property is perfect for vets, surgeons and medical professionals.

The suite currently offers a reception and large waiting area, full surgery/operating room, recovery area, multiple storage areas, consulting rooms, patient and staff amenities/shower, kitchen and lunch room, with ducted air-conditioning and disabled access.

This suite is in a prominent position, with lots of on-site parking and street parking, and great signage opportunities so come and join the many medical services, retailers and professionals in place such as 5 Ways Family Practice, Chemist Outlet, Clinical Labs Pathology, Hearing Aid Services, Wyoming Physiotherapy, One Agency, Caltex and KFC to name a few.

- Great signage opportunities
- Prominent position
- Lots of parking