



## 4 Tathra Street WEST GOSFORD

### Large Prominent Industrial Facility

**Area m<sup>2</sup>:** Office: 250  
Warehouse: 1,193  
Total: 1,443

**Rent \$/m<sup>2</sup>:** \$80

**Rent pa:** \$115,000 Per Annum Net  
+ GST

**Net/Gross:** Net

**GST:** Exclusive

**Parking:** 0

**Outgoings:**

**Contact:**

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#### **Location:**

Positioned in the West Gosford industrial 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:**

Now available for lease this industrial facility offers 1,443sqm of warehouse and administration area plus additional container storage, positioned on 3,176sqm of IN1 Industrial zoned land.

The land is level with good access, plenty of on site parking and areas for vehicles to load / unload with a security gate in place at the entry.

The factory / warehouse and storage areas are well designed offering regular shapes and high internal clearance. There are multiple roller shutter access points, some regular, some at dock height or with ramp access making it easy to receive and dispatch goods quickly and efficiently.

The main warehouse also offers near new led lighting and three phase power.

The large office / administration area is over two levels offering a mix of open plan space, partitioned offices, meeting rooms, reception / showroom and staff amenities.

Landlord is looking to secure a quality long term Lessee and is willing to make improvements to the property to accommodate and secure a quality long term Lessee.

- Highly functional
- Lots of roller shutters
- Plenty of on site and street parking