



Rear Warehouse & Yard

5-7 Tatura Avenue NORTH GOSFORD

Unique Factory/Warehouse & Yard Combination

Area m²: Office: N/A
Warehouse: 327
Total: 327

Rent \$/m²: \$142

Rent pa: \$46,470 Per Annum Net + GST

Net/Gross: Net

GST: Exclusive

Parking: 0

Outgoings:

Contact:

Chris Watson
0402 430 213
chris@chapmanfrazer.com.au

Location:

North Gosford Industrial Estate is a thriving, popular and tightly held estate, positioned very closely to Gosford CBD, Gosford public and private hospital and Gosford train station. The estate is made up of a small number of streets being Showground Road, Birru Road, Kirrawee Road, Glennie Street West, Wollong Street & Tatura Avenue. Properties positioned in this area enjoy a great convenient location and are suitable for a wide and varied number of uses.

Description:

We are proud to offer this great factory/warehouse and yard combination surrounded by strong well established neighbouring businesses.

Total of 327sqm quality high clearance warehouse (5.7 metres internal height) and 525sqm leveled and freshly graveled external yard.

The warehouse has been recently renovated with quality material, brand new industrial roller door with motor, LED high bay lighting and individual metered 3 phase power (100 Amps).

The landlord will also be constructing a new amenities block and kitchen facility, and are willing to design the layout and level of finish to the tenants specifications.

The unit offers exceptional parking, great vehicle access and is security gated. Also included is a top of the range Bosch back to base monitored security system with 1 year free back to base alarm monitoring valued at \$1,200 per year.

Perfect for warehousing, storage and industrial applications this unit is available now so don't miss this great opportunity.

Close to Gosford CBD, Gosford Hospital and public transport including the train station.

- 327sqm factory & 525sqm yard

For Lease

- Recently refurbished
- Large level secure yard area