



Unit 1  
**6 Donnison Street West WEST GOSFORD**  
*Young Street Industrial Unit West Gosford*

**Area m<sup>2</sup>:** Office: N/A  
Warehouse: 248  
Total: 248

**Rent \$/m<sup>2</sup>:** \$89

**Rent pa:** \$22,000 Per Annum Gross  
+ 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, service providers and specialists attractions such as Coles, Bunnings Warehouse, Office Works, Spotlight, Anaconda, Dan Murphy's Domayne, Repco, McDonalds, and Gosford Classic Car Museum to name a few. With easy access to public transport, the Sydney / Newcastle M1 Motorway, Gosford CBD & Gosford Hospital.

**Description:**

After being fully renovated this 114sqm unit and it's large 240sqm gated and security fenced external yard area are now listed and available / ready to lease.

The renovation works included installation of new translucent panels in the roof, new electric roller door, freshly painted inside and out, three phase power, new led lighting, polished concrete floor, leveling out the external yard and installation of fresh gravel.

It is very easy to receive and dispatch goods, containers and machinery via the large wide double gated driveway.

It is very rare to find a small factory warehouse with such a large, secure yard area for only \$22,000 per year plus GST.

This property is very affordable and offers great value, don't miss out.

- Large secure hardstand yard area
- Freshly renovated
- Three phase power