



Ground Floor

## 19-21 Watt Street GOSFORD

*425sqm Ground Floor Office Space - Gosford CBD*

**Area m<sup>2</sup>:** Office: 425  
Warehouse: N/A  
Total: 425

**Rent \$/m<sup>2</sup>:** \$225

**Rent pa:** \$95,625 Per Annum Net +  
GST (If applicable)

**Net/Gross:** Net

**GST:** Exclusive

**Parking:** 8

**Outgoings:**

**Contact:**

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**Location:**

The property is located on the corner of Watt Street and Faunce Street, only a short 250m (approx.) walk from Gosford Train Station and Bus Depot, as well as an easy stroll to the Imperial Shopping Centre and other local amenities within Gosford CBD.

**Description:**

Available to lease is a quality commercial suite with a ground floor location on Watt St, just an easy walk from Gosford Train Station and town centre.

The suite is ideally suited a medical style tenant / use, as was its most recent use and still benefits from remaining fit out. Alternatively, the suite could be converted into a more traditional office space.

In its current configuration, the space includes the following:

- large reception area and waiting room.
- interview rooms.
- consulting rooms.
- internal amenities, including male, female and disabled.
- staff lunch room and filing / storage areas.
- internal access to secure car parking area.

The suite offers good versatility with access available from both Watt St and Faunce St. The site also benefits from secure, allocated parking, which is provided the car park entry from Faunce Street.

- Quality ground floor premises
- Well suited to medical use
- Secure on-site parking