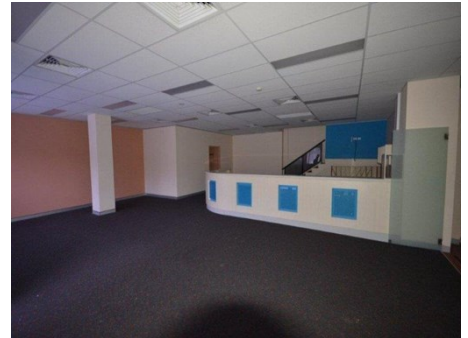


For Lease/Sale

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Watt Street Gosford 19-21 Watt Street GOSFORD



MEDICAL FIT OUT - 425m2 ground floor tenancy

Location

Watt St Gosford - northern end of town; the location of many large companies and medical practices.
Gosford Railway Station and Main Bus Interchange is just a 150m walk, while The Imperial Centre is just 300m away.

Building Description

A well known iconic Gosford building.

Set over 3 levels; each floor has been designed to house 3 individual businesses.

Plenty of natural light spills into the building via its glass facade.

Well designed with internal parking as well as roof top parking.

Easy 150m walk along Faunce Street to the Railway Station and Bus Interchange. An easy 200m walk along Watt Street to the Imperial Shopping Centre and City Centre to the south.

Listing Comment

Ground floor location along Watt St Gosford.

Ideally suit a medical tenant or easily convert into office space.

Comprising of:

- large reception and waiting area
- medical rooms

Premises:	Ground Unit 1
Area m²:	425
Rent PA:	\$95,625.00
Asking Price:	\$1,600,000.00
Net/Gross:	Net
Outgoings:	\$25,000 pa++ est.
Parking:	8

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- sterilization room
- consulting rooms
- male and female WC's including disabled
- offices.
- load of storage and file storage

Clients and staff can enter the property via Faunce Street or Watt Street; 2 street frontage. There is a 3rd entry on the lower parking level for doctors or those just running late for work..

Parking: 3 x secure internal + 5 x secure roof top.

Signage Rites: available on the buildings facade

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