

## Watt Street Gosford 19-21 Watt Street GOSFORD



### **MEDICAL FIT OUT - Choice of 135m2 or 425m2 or 563m2 ground floor tenancy**



Frontage



Traffic



Reception



Parking



Disabled Access



Air Conditioning



Kitchen

### **The Tenancy**

Ideally suited to a medical tenant or easily convert into office space.

Comprising:

- large reception and waiting area
- medical rooms / consultation rooms / offices
- sterilization room
- male and female WC's including disabled
- loads of storage and file storage

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

Signage Rites: available on the buildings facade

425sqm Suite:

Lease: \$95,000.00 p.a. + Outs + GST

To Buy: \$1,600,000 + GST

8 car spaces

Outgoings approx \$25,000 p.a. + GST

Add the neighboring 138.5sqm consult rooms to the 425sqm for a total property of 563sqm

563sqm Suite:

Lease: \$126,675 p.a. + Outs + GST

To Buy: \$1,860,000.00 + GST

10 car spaces

Outgoings approx \$34,000 p.a. + GST

135m2sqm Suite:

Lease: \$39,000 p.a. + Outs + GST

Buy: \$545,000 + GST

2 car spaces

Outgoings approx \$9,000 p.a. + GST



### **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 100m 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.

**Your Suite:** Existing Medical Fit Out

**SQM on Offer:** Choice of 425m2 or 563m2

# For Lease/Sale

commercialhq



**Getting there:** Rail & Bus interchange 100m  
**Zoning:** B3 Commercial  
**Car Parking:** 10 spaces based on 563m2  
**Website:** <http://www.commercialhq.com.au/listing.aspx?SurgeWebListingId=105895&viewType=V>

## Lease and Sale Details

Suite No.	Out's	For Lease from	For Sale from	Lettable Area
Ground Unit 1	\$25,000 est p.a. + GST	\$95,625.00	\$1,600,000.00	425 sqm

All rents, outgoings and sales pricing are exclusive of GST

## Contact:

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