

For Lease/Sale

commercialhq

Baker One 1-5 Baker Street GOSFORD



PURCHASE PRICE REDUCTION - NOW \$275K +

Location

Well situated on the corner of Donnison and Baker Street Gosford. Easy walking to anywhere in the town and right next door to the Central Coast Leagues Club.

Building Description

- An iconic 7 storey building in the heart of Gosford including a mezzanine level.
- Each office is encased in glass that surrounds the building on 3 sides.
- Access is via the buildings lift, which is situated mid way along and each suite is located either to the right or the left of the lift.
- Male and Female WC's on each floor.
- Parking for staff and customers is right across the road in Baker Street Parking Station.

Listing Comment

Great office space with loads of natural light.

Just 2 suites per floor you'll share common male and female WC + kitchenette on the same level.

Upon entering the suite you'll see a glass encased office or meeting room - all other area is open plan.

Carpet / Ducted AC / Ceiling Grid Tiles and Trough Lighting.

**The 3 months rent free....available for 3 year or more lease terms !!

Premises:	Suite 5
Area m²:	83
Rent PA:	\$25,000.00
Asking Price:	\$275,000.00
Net/Gross:	Net
Outgoings:	PAYG
Parking:	Parking Station 100m

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