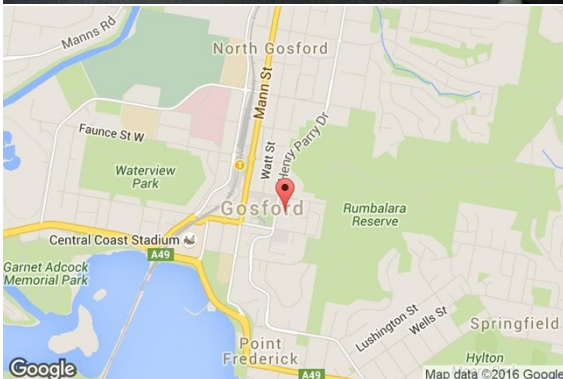


For Sale 324m²

commercialhq

54 William Street GOSFORD



Leased Investment - Three Tenancies



Parking



Boardroom



Meeting Rooms



Views



Natural Light



Air Conditioning



Carpets

The Tenancy

Suite 3 - Leased

- hugs the perimeter of the building
- each office is exposed to loads of natural light.
- formal reception and waiting area
- behind reception; filing / storage room
- large boardroom with storage and access to the common kitchen area.
- 7 good sized office suites or storage rooms
- open plan work station area suitable for 4 staff
- comms room
- plenty of space for filing cabinets / photocopiers etc

Suite 4 - Vacant

- once used as a community radio station you will find:
 - reception and waiting area
 - space for storage and filing cabinets
 - exec office already sound proofed

Suite 5 - Leased:

- 3 large offices
- all glass partitioned
- substantial open plan work station area suitable for 4-5-6 staff

Common facilities available on the same level:

- Male and Female WC
- Kitchen facilities.
- Common Foyer

Parking:

- 8 allocated rear of building parking spaces
- additionally an all day free parking tower is located across the street
- timed on-street parking at the door.

Need high speed internet? The NBN is connected.

Building Description

First Floor tenancy, made up of 3 suites - totalling 324m²

- Suite 3 (220.0m²) - tenanted \$49,500 p.a. ++

T 02 4365 4566

F 02 4365 4599

A Suite 3.01, Platinum Building, 4 Ilya Ave, Erina NSW 2250

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For Sale 324m²

commercialhq

- Suite 4 (21.5m2) - currently vacant
- Suite 5 (58.0m2) - tenanted \$23,636 p.a. ++
- + Common: M&F WC's / Kitchen / Entry Foyer

Suite 3 Leased

- hugs the perimeter of the building
- each office is exposed to loads of natural light.
- formal reception and waiting area
- behind reception; filing / storage room
- large boardroom with storage and access to the common kitchen area.
- 7 good sized office suites or storage rooms
- open plan work station area suitable for 4 staff
- comms room
- plenty of space for filing cabinets / photocopiers etc

Suite 4 - vacant

- once used as a community radio station you will find:
- reception and waiting area
- space for storage and filing cabinets
- exec office already sound proofed

Suite 5 - leased:

- 3 large offices
- all glass partitioned
- substantial open plan work station area suitable for 4-5-6 staff

Common facilities available on the same level:

- Male and Female WC
- Kitchen facilities.
- Common Foyer

Parking:

- 8 allocated rear of building parking spaces
- additionally an all day free parking tower is located across the street
- timed on-street parking at the door.

Need high speed internet? The NBN is connected.

Fit Out: Yes
R.O.I. % : 8.60
Zoning: B4 Mixed UseB4 Mixed Use
Car Parking: 8 Spaces at the rear
Website: <https://www.commercialhq.com.au/Listing?SurgaWebListingId=131402>

Sale Details

Suite No.	SQM	For Sale	Rent	Outgoings p.a.
First Floor	324		\$85,500 p.a. ++	

All outgoing and sales pricing are exclusive of GST

Contact:

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