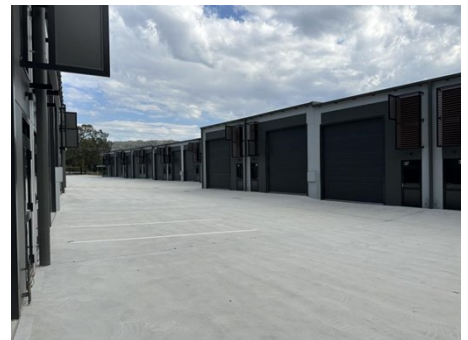


# For Lease 131m<sup>2</sup>

commercialhq

## Racecourse Industrial 9 Blakett Street WEST GOSFORD



### **A Class Above - Available Now**

#### **Location**

Located just off Racecourse Rd at the northern end of Gosford's Racecourse.

#### **Building Description**

A remarkable location at the epi-centre of all major transport routes, with the ability to attract top talent for commercial occupiers.

Located in the heart of West Gosford just off Racecourse Road, Racecourse Industrial Centre is surrounded by a plethora of convenient transport links. From a 20minute walk (or 4-min drive) to the nearest train station to an 18-minute scenic drive to the M1 with instant access to Sydney or Newcastle in under an hour.

Gosford is of course, one of the fastest growing and evolving suburbs on the Coast. Get in quick to take advantage of what promises to become an incredibly popular cosmopolitan city over the next few years as more and more shy away from the hustle and bustle of Sydney life.

Many green spaces have been upgraded and brand-new apartment blocks are currently under construction. Plans are already in place to improve the Central Coast Stadium precinct just 3 minutes away, with an array of new cafes, restaurants and bars that will be sure to attract many more people and businesses to the area in the coming years.

Full tilt panel construction with approximately 6m high ceilings; included within each unit, which are made available as a cold shell:

- 4.8m high automatic roller door
- Glass entry with high light window above
- 1 parking space at unit entry, sufficient customer parking
- DB
- Capped services at rear, you can install your own WC, kitchen etc.
- Waste point
- NBN box

<b>Premises:</b>	Unit 6-38
<b>Area m<sup>2</sup>:</b>	Office: Warehouse: Total: 131
<b>Rent PA:</b>	\$32,750.00
<b>Net/Gross:</b>	Net
<b>Outgoings:</b>	Payable by Lessee
<b>Parking:</b>	1 space allotted
<b>Website</b>	

#### **Contact:**

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- High bay light
- 'Provision' for 3 phases
- Separately metered

### Listing Comments

This exceptional industrial development is located just off Racecourse Road, surrounded by a plethora of convenient transport links. From a 20 minute walk (or 4-min drive) to the nearest train station to an 18-minute scenic drive to the M1 with instant access to Sydney or Newcastle in under an hour.

Annual Rents excluding gst and outgoing

52m2 \$13,000

131m2 Contact Agent (Mezzanine optional)

Racecourse Industrial Centre comprises full tilt panel construction with approximately 6m high ceilings, perimeter fencing and electronic gate.

Unit 24 has a full glass facade, balcony, mezzanine and amenities, ready to accommodate your business and in the adjacent unit compliment this with your warehouse needs.

Included within each unit, which are made available as a cold shell:

- 4.8m high automatic roller door
- Glass entry with high light window above
- 1 parking space at unit entry, sufficient customer parking
- Capped services at rear, you can install your own WC, kitchen etc.
- Waste point
- Distribution board
- NBN box
- High bay light
- 'Provision' for 3 phases
- Separately metered

Note: All sizes are approximate