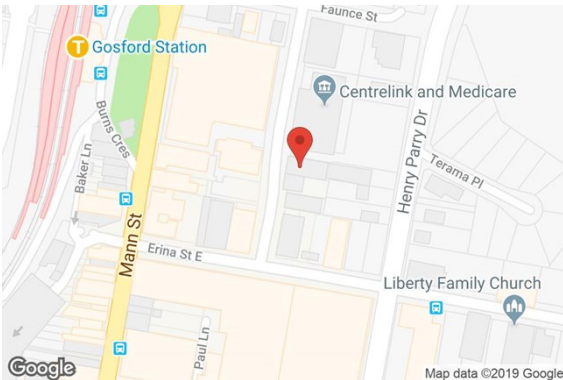


# For Lease 1,000m<sup>2</sup>

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## Building on Watt 5 Watt Street GOSFORD



**CLASS 5 OFFICE or TRAINING SPACE - CLOSE TO BUS, RAIL AND SHOPPING: Ranging from 76m<sup>2</sup> to 1000m<sup>2</sup>.**



Parking



Lift



Air  
Conditioning



Frontage



Office



Train



Boardroom

### The Tenancy:

Recently updated: new carpet and freshly painted, a range of tenancy sizes available for lease.

Ground Floor:

Basement car park lift access

On street stair access

Level 1:

Lift access

On street stair access

Common M&F and Accessible WC

Common Kitchenette

Atrium

Tenancy 1 - 85m<sup>2</sup>

Tenancy 2 - 76m<sup>2</sup>

Tenancy 3 - 190m<sup>2</sup>

Combined Tenancies including facilities 500m<sup>2</sup>

Level 2:

Lift access

On street stair access

Common M&F and Accessible WC

Common Kitchenette

Atrium

Tenancy 1 - 79m<sup>2</sup>

Tenancy 2 - 108m<sup>2</sup>

Tenancy 3 - 223m<sup>2</sup>

Combined Tenancies including facilities 500m<sup>2</sup>

Option to occupy both Level 1 and Level 2 - totals 1000m<sup>2</sup>

Option to occupy Level's and 2 individually - total 500m<sup>2</sup> per floor

Disabled Access and WC's

### Building Description:

This updated / renovated contemporary building offers solutions to meet client demand.

Set over 3 levels: ground floor basement parking / Level 1 and Level 2.

T 02 4365 4566

F 02 4365 4599

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

# For Lease 1,000m<sup>2</sup>

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Both levels 1 and 2 are largely an open plan warm shell and ready to fit out to your specific needs.

Each floor includes:

- \*Male and Female amenities on each floor (common)
- \*Kitchenette on each floor (common)
- \*Stunning atrium allowing natural light to flood through the buildings centre
- \*Glass front facade with plenty of side windows
- \*Zoned Ducted AC
- \*Building Name Right Signage available

Ideal for: Small or Large operators / Training centres / large Corporation-Group / Government Departments

**Fit Out:** Yes  
**Lease Term:** Negotiable  
**Zoning:** B3 Commercial  
**Car Parking:** Secure on site parking  
**Website:** <https://www.commercialhq.com.au/Listing?SurgaWebListingId=G1303271>

## Lease Details:

Suite No.	SQM	For Lease p.a.	Outgoings p.a.	Availability
Level 1 & 2	1,000	\$250,000.00	Payable by Lessee	Now

\*All rents, outgoings and or sales prices are exclusive of GST.

## Contact:

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