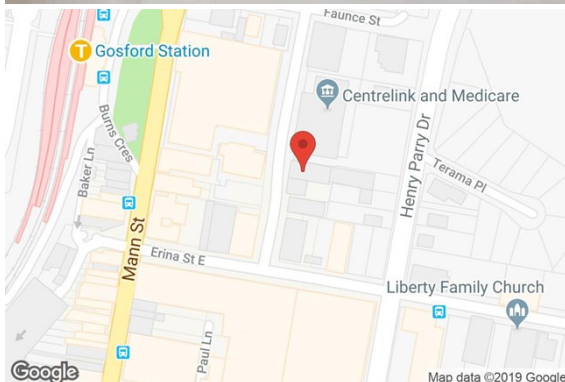


For Lease 331m²

commercialhq

Building on Watt 5 Watt Street GOSFORD



CLASS 5 OFFICE or TRAINING SPACE - CLOSE TO BUS, RAIL AND SHOPPING: 108m² / 223m² / 331m²



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

Level 1: LEASED

Level 2: AVAILABLE

Lift access

On street stair access

Common M&F and Accessible WC

Common Kitchenette

Atrium

Tenancy 1 - 79m² LEASED

Tenancy 2 - 108m² \$27,000 + Outs + GST

Tenancy 3 - 223m² \$55,750 + Outs + GST

Ten 2 & 3 - 331m² \$82,750 + Outs + GST

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.

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

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 Lease 331m²

commercialhq

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 2 2.01 / 2.02 / 2.03	331	\$82,750.00	Payable by Lessee	Now

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

Contact:

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