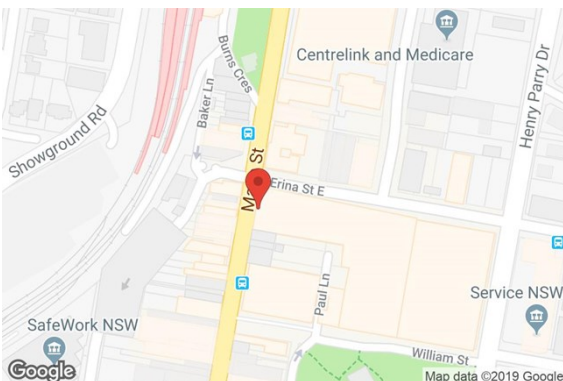


## Bonython Corporate Suites 159 Mann Street GOSFORD



Office



Cafe



Lift



Meeting Rooms



Air Conditioning



Carpets



CCTV



Disabled Access

### Location

Sitting right in the heart of Gosford between the Imperial Shopping Centre and the NAB Bus Stop in the main street.

### Building Description

- Ground Floor Restaurant
- Secure Lift Access
- Boardrooms

Bonython Tower - WINNER Best commercial Fit Out / Building and Builder

2019 Master Builders Association WINNER for:

- Best Commercial Building
- Best Commercial Fit Out
- Best Commercial Builder

GROUND FLOOR: ..... Dining, Cafe, Restaurant, Bar .....

State of the art cafe, restaurant & bar with a superior \$4m Sydney style fit out. You 'will' impress your clients! This 'is' your new coffee / meeting hub.

LEVEL ONE: 17 Corporate Suites plus 2 x Meeting Rooms:

A sweeping staircase (or traditional lift if you need) takes you from the bustling vibe of the ground floor's eatery into the heart of Bonython's commercial suites. Ranging in area from 14sqm - 246sqm with all sizes in between, facilities also include shared boardrooms and kitchenette.

Each suite on Level 1 is offered as a warm shell: commercial grade carpet / neutral wall colour / ceiling grid, lighting and AC.

- Suite 101: Lease \$24,000 ++ / Sale \$320,000 + / 64m2
- Suite 107: Lease \$86,100 ++ / Sale \$1,200M + / 246m2
- Suite 114: Lease \$12,000 ++ / Sale \$150,000 + / 19m2
- Suite 115: Lease \$12,000 ++ / Sale \$150,000 + / 19m2
- Suite 116: Lease \$ 9,000 ++ / Sale \$120,000 + / 14m2
- Suite 117: Lease \$10,400 ++ / Sale \$ 130,000 / 16m2

LEVEL THREE: "The" Office:

Your very own, private, corporate floor....with sweeping views of Gosford and the Brisbane Waters.

At 542sqm internal space, the entire floor is ready for your personal touch and is sure to impress.

The suite is surrounded by floor to ceiling glass facade along with 498sqm of courtyards and balconies, all of which are at your disposal.

Secure lift access directly into your main foyer. You won't find an office like this anywhere on the Coast.

Level 3 Suite is offered as a cold shell, with AC Unit, ready for fit out.

Level 3 is also offered as 2 independent suites at 254m2 each

- 254m2 / Lease: \$99,000 p.a. + GST / Sale: \$1,250,000 + GST

**Website:** <https://www.commercialhq.com.au/Listing?SurgaWebListingId=G1326201>

**Comments:** Negotiable

**Outgoings:** Payable by Lessee

**T** 02 4365 4566

**F** 02 4365 4599

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

**Car Parking:** Available

## Availability Schedule

Level/Suite	Area m <sup>2</sup>	Rent PA	Asking Price
Level 3 Suite 3.01 - 3.02	542	\$210,000.00	\$2,700,000.00
Level 1 Suite 111-117	14	\$9,000.00	\$120,000.00
Level 1 Suite 101 - 110	98	\$37,500.00	\$495,000.00

All rentals and outgoings are exclusive of GST

## Contact

**Nicole Barr**  
0418 230 044  
nicole@commercialhq.com.au