

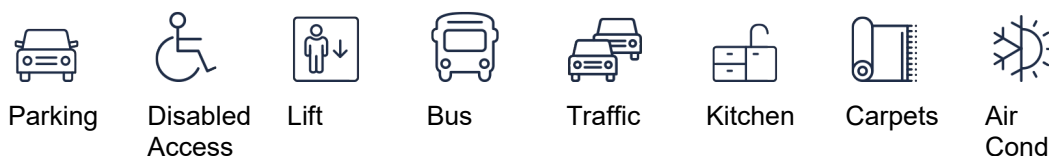
# For Lease 1,050m<sup>2</sup>

commercialhq

32 CC HWY W/GOSFORD 32 Central Coast Highway WEST  
GOSFORD



## OFFICE OR SHOWROOM - EXPOSURE PLUS



### Location

Located right next door to the Caltex Service Station and overlooking West Gosford major intersection. Exceptional exposure to the Central Coast HWY's passing traffic.

### Building Description

A quality, modern 2 storey building overlooking the CC HWY lending itself to office or showroom.

Excellent natural light with both levels offering full floor to ceiling glass facade facing north.

Great signage opportunities.

- \*\*Bus stop nearby
- \*\*Basement parking
- \*\*Lift access from basement to both floors
- \*\*M&F amenities to both floors
- \*\*Light and airy foyers to both levels
- \*\*Easy access, left in, left out
- \*\*Secured site with remote controlled gate access

Air  
Conditioning

<b>Premises:</b>	2, 3, 4, 6, 8
<b>Area m<sup>2</sup>:</b>	1,050
<b>Rent PA:</b>	\$262,500.00
<b>Net/Gross:</b>	Net
<b>Outgoings:</b>	Payable by Lessee
<b>Parking:</b>	Available
<b>Website</b>	<a href="https://www.commercialhq.com.au/Listing?SurgaWebListingId=G1478281">https://www.commercialhq.com.au/Listing?SurgaWebListingId=G1478281</a>

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

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## Listing Comment

### GROUND FLOOR

SUITES 6 & 8 / 430M2 APPROX.

- Ground floor suite or showroom
- Open plan
- Floor to ceiling north facing glass facade (Advertise here)
- Carpet / ceiling grid and lighting / AC
- Double entry door
- Parking for 3 customers at the door

FOR LEASE \$107,500 p.a. + Outgoings + GST

### FIRST FLOOR

SUITES 2, 3 & 4 / 620M2 APPROX.

- Upper level office or corporate suite
- Open plan
- Floor to ceiling north facing glass facade (Advertise here)
- Carpet / ceiling grid and lighting / AC

FOR LEASE: \$155,000 p.a. + Outgoings + GST

### LOOKING FOR SOMETHING SMALLER?

- Suite 2 / 250m2 approx
- Suite 3 / 190m2 approx
- Suite 4 / 190m2 approx
- Suite 6 / 240m2 approx
- Suite 8 / 190m2 approx

All suites have access to shared amenities, kitchenette and breakout areas

36 parking spaces on site allotted to suites accordingly.

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