

For Lease 1,050m²

commercialhq

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



OFFICE SPACE - EXPOSURE PLUS



Parking



Disabled
Access



Lift



Bus



Traffic



Kitchen



Carpets



Air
Conditioning

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

Premises:	2, 3, 4, 6, 8
Area m²:	1,050
Rent PA:	\$262,500.00
Net/Gross:	Net
Outgoings:	Payable by Lessee
Parking:	Available
Website	https://www.commercialhq.com.au/Listing?SurgaWebListingId=G1478281

Contact:

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Listing Comment

LOCATION // LOCATION

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

FIRST FLOOR

SUITES 6, 7 & 8 / 600M2 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

Suite 7 has access to shared amenities and breakout areas.

Suites 6 & 8 have Male & Female bathrooms and kitchen area.

Ample parking spaces on site allotted to suites accordingly.

THE PROPERTY:

A quality, modern 2 storey building overlooking the Central Coast Highway lending itself to fantastic office space.

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

Great signage opportunities.

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