



Unit 5  
**6 Carnarvon Road WEST GOSFORD**  
*147sqm Quality Office / Showroom / Warehouse*

**Area m<sup>2</sup>:** Office: 147  
Warehouse: N/A  
Total: 147

**Rent \$/m<sup>2</sup>:** \$180

**Rent pa:** \$26,500 Per Annum Gross  
+ GST

**Net/Gross:** Gross

**GST:** Exclusive

**Parking:** 0

**Outgoings:**

**Contact:**

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**Location:**

Located on Carnarvon Road on the corner of Tathra Street, just off Manns Road in the busy West Gosford industrial precinct. This great location is home to a wide range of users, including bulky goods retailers and homemaker centres, industrial users and a wide variety of service providers, making it a diverse and attractive business destination.

**Description:**

This is a well located, quality showroom style unit of approximately 147sqm, offering a wide glazed frontage to Carnarvon Road, as well as rear roller door access (at dock height for loading / processing).

The space is currently set-out as a creative workspace throughout with a welcoming reception and client meeting spaces, an open format, flexible workspace and staff amenities, including kitchen, toilet and storage.

With a vibrant, modern presentation, a functional layout, air conditioning throughout, as well as a combination of on-site and street parking, this is a fantastic space that ticks all the boxes.

Call us today for an inspection!

- Easy parking
- Professional presentation
- Air conditioned throughout