



Unit 1  
**2-4 Stockyard Place WEST GOSFORD**  
*348sqm Showroom - Corner Manns Road & Stockyard Place*

**Area m<sup>2</sup>:** Office: N/A  
Warehouse: 348  
Total: 348

**Rent \$/m<sup>2</sup>:** \$187

**Rent pa:** \$65,000 Per Annum Gross

**Net/Gross:** Gross

**GST:** Exclusive

**Parking:** 0

**Outgoings:**

**Contact:**  
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**Location:**

Positioned in the West Gosford industrial precinct this location is home to a large number of national identities, traders, service providers and specialists attractions such as Coles, Bunnings Warehouse, Office Works, Spotlight, Anaconda, Dan Murphy's Domayne, Repco, McDonalds, and Gosford Classic Car Museum to name a few. With easy access to public transport, the Sydney / Newcastle M1 Motorway, Gosford CBD & Gosford Hospital.

**Description:**

This is a great value showroom, with 348sqm of ground floor space, plus a bonus quality mezzanine space for increased storage capacity.

The unit offers a wide glazed frontage to the busy Manns Road at the intersection of Stockyard Place and provides multiple pedestrian access points, as well as a rear roller shutter door for loading / unloading stock.

There is some office space within the unit, providing a good balance of storage, office and showroom/display area, making it versatile for a wide range of uses.

Ample on-site parking is provided in the complex, as well as drive around access.

Be quick to avoid missing this quality showroom in an impressive position!

- Manns Road exposure
- Rear roller access
- On-site parking