



Unit 2  
**14 Tathra Street WEST GOSFORD**

*Design The Fitout To Suit Your Needs*

**Area m<sup>2</sup>:** Office: N/A  
Warehouse: 188  
Total: 188

**Rent \$/m<sup>2</sup>:** \$100

**Rent pa:** \$18,840 Per Annum Net + GST

**Net/Gross:** Net

**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 and service providers such as Coles, Bunnings Warehouse, Office Works, Spotlight, Anaconda, Dan Murphy's Domayne, Repco and McDonalds to name a few. With easy access to public transport, the Sydney / Newcastle M1 Motorway, Gosford CBD & Gosford Hospital.

**Description:**

This unit offers a large open ground floor area of 188.4sqm approx. making it perfect for racking, warehousing, distribution or other industrial uses.

Other benefits include a full glass shopfront, with additional windows above and clear roof panels allowing plenty of natural light, high internal clearance, a regular shape, insulated roof, led lighting, container height roller shutter, amenities and kitchenette.

There is plenty of parking outside the property on the street as well as on site with the roller shutter and parking area accessed via the large security gate.

This unit offers a tenant the opportunity to move in and create a custom fit out to suit their business needs.

- Good for racking
- Three phase power
- Plenty of parking