



Suite 4, Unit 2

470 Pacific Highway WYOMING

Fully Fitted Out Medical / Professional Premises For Lease

Area m²: 220

Rent \$/m²: \$205

Rent pa: \$45,000 Per Annum Gross
+ GST

Net/Gross: Gross

GST: Exclusive

Parking: 0

Outgoings:

Contact:

Chris Watson

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Location:

Positioned on the Pacific Highway close to the 'five-ways' intersection of Wyoming. This prominent location acts as a gateway between Gosford, Wyoming and the northern district of the Central Coast. This property benefits from quick and easy access to the highway, offering prominent exposure with Gosford Hospital and Gosford CBD close by.

Description:

Total net lettable area of 220sqm approx.

The area available is ground floor and DA approved for medical or professional use.

Brand new fitout with a reception/entry, 8 partitioned offices/consulting rooms, storage area, kitchen and toilets.

The property has brand new commercial grade carpet, a brand new ducted air-conditioning system, reverse cycle air-conditioning system and freshly painted throughout.

There is dual access with disabled access and disabled parking at the front, with access via a set of stairs at the rear with plenty of onsite parking and great signage opportunities.

Landmark location at the 5 Ways roundabout with onsite cafe/takeaway.

The site is surrounded by many medical services, medical retailer and professionals such as 5 Ways Family Practice, Chemist Outlet, Clinical LABS Pathology, Hearing Aid Services, Wyoming Physiotherapy, Central Coast Endoscopy Centre, One Agency, Caltex, KFC, to name a few.

- Fitted out
- Lots of passing trade
- Quality neighbours