



West Gosford, 6/32 Central Coast Highway

Is this your next office? Make the move & enjoy the exposure!

Situated at the front of the building on level one is this 253m² approx. open plan office now available for lease!

This premises enjoys maximum exposure to the Central Coast Highway with loads of natural light & vista views

Quality finishes abound including gloss tiles in the entry foyer, LED lighting, ducted air conditioning and modern kitchenettes.

With over 70,000 cars passing per day not only does this premises offer the highest exposure for your business but is also a professional workspace ready to move into today. Only a few minutes to Gosford CBD, Train Stations and the M1 Motorway makes this a convenient location for employees and customers alike.

 **LJ Hooker Commercial**

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

For Lease
\$67,045 pa net + GST

Building Area
253sqm

Contact
Ben Purdue
0450 719 600
ben.purdue@ljhooker.com.au

Tom Bore
0402 938 144
tom.bore@ljhooker.com.au

Terrigal | Erina
(02) 4385 8444

Basement parking available with lift access to the ground floor and first floor if required.
Secure site also being fenced and gated.

Features include:

- * High quality modern fit out in place
- * Open plan layout
- * Ducted air-conditioning
- * Shared amenities
- * Disability Access
- * NBN Active
- * Loads of natural light
- * Highly Exposed location

Other suites available:

Suite 6

253m2: \$67,045 pa net + GST

Outgoings: \$18,975

Suite 7

200m2: \$40,000 pa net + GST

Outgoings: \$15,000

Suite 8

215m2: \$56,975 pa net + GST

Outgoings: \$16,125

For more information or to arrange an inspection, please contact Ben Purdue 0450 719 600 today.

More About this Property

Property ID	2R6HXT
Property Type	Offices
Building Area	253 m ²
Land Area	253 m ²

Ben Purdue 0450 719 600

Principal Licensee | ben.purdue@ljhooker.com.au

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