



## West Gosford, 7/32 Central Coast Highway

Affordable open plan office with exposure!

Situated at the rear of the building this premises enjoys a quiet ambience on the Central Coast Highway in the sought after West Gosford precinct is this 200m2 approx. large office space now available for lease!

This property boasts modern interior with quality finishes including a marble entry foyer, LED lighting, ducted air conditioning and 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.

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

### For Lease

\$40,000 pa net + GST

### Building Area

200sqm

### Contact

#### Ben Purdue

0450 719 600

[ben.purdue@ljhooker.com.au](mailto:ben.purdue@ljhooker.com.au)

#### Tom Bore

0402 938 144

[tom.bore@ljhooker.com.au](mailto:tom.bore@ljhooker.com.au)



**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.

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(02) 4385 8444



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	2R8HXT
Property Type	Offices
Building Area	200 m2
Land Area	200 m2

**Ben Purdue 0450 719 600**

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

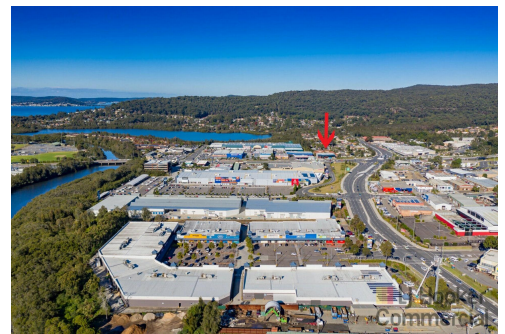
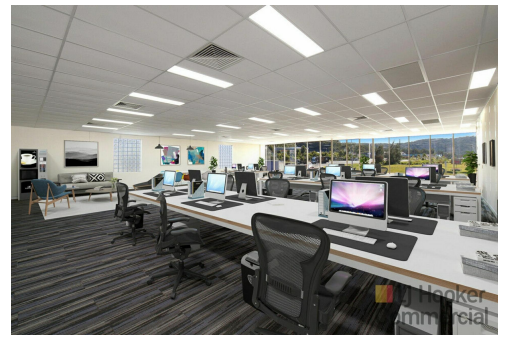
**Tom Bore 0402 938 144**

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