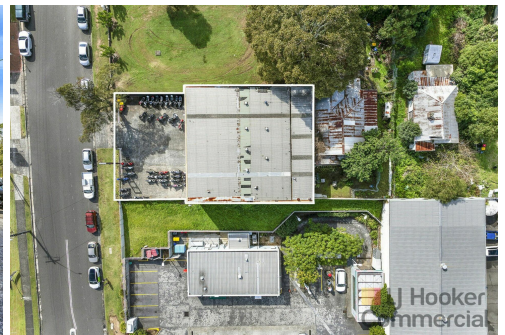




West Gosford, 5 Hely Street

High-Exposure Industrial Showroom in Prime Location!

Located in the tightly held and thriving industrial heart of West Gosford, with excellent visibility from the Central Coast Highway-a key arterial route with a high daily traffic count, this standout property presents a rare opportunity for businesses looking to secure a high-profile presence with exceptional functionality. Offering a total of 762m2 approx, the site combines street-front exposure with a flexible internal layout-ideal for a wide range of commercial and light industrial uses.

Key Features:

- * 690m2 (approx.) of adaptable space
- * Expansive showroom and workshop with direct street-front exposure
- * Two large roller doors for streamlined logistics
- * Multiple office suites ideal for admin or client-facing functions
- * Elevated retail mezzanine providing additional display or workspace
- * 2 bathrooms and 1 functional kitchenette for staff convenience



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 Sale
Contact agent

Building Area
690sqm

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

- * Ceiling fans professionally fitted throughout the entire building
- * Exhaust fan installed for enhanced ventilation
- * 3 Phase 415V power
- * 1 air conditioning unit in the main office for comfort
- * Iron bars on windows and doors for enhanced security
- * Anti-ram bar installed on the driveway for added protection
- * Zoning: B6 Enterprise Corridor —suitable for a wide range of operations (STCA)

Situated in one of the Central Coast's most accessible business corridors, this property presents a strategic opportunity with its central location, strong infrastructure links, and proximity to both the M1 Motorway and Gosford CBD. This property is exceptional for businesses looking to amplify their visibility, enhance their operations, and invest in location-driven success.

This property offers the perfect foundation for success in West Gosford, please call Ben Purdue 0450 719 600 or Tom Bore 0402 938 144 today to learn more about this exciting opportunity!

More About this Property

Property ID	35MHXT
Property Type	Industrial/Warehouse
Building Area	690 m2
Land Area	762 m2

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