



Suite 2  
**213 Albany Street GOSFORD**  
*89sqm Ground Floor Office & Parking*

**Area m<sup>2</sup>:** 89  
**Rent \$/m<sup>2</sup>:** \$281  
**Rent pa:** \$25,000 Per Annum Gross (No GST)  
**Net/Gross:** Gross  
**GST:** Exempt  
**Parking:** 2  
**Outgoings:**  
**Contact:**  
**Daniel Mason**  
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**Location:**

Located on Albany Street North in Gosford CBD, this building is positioned near the intersection with William Street. The property is positioned an easy walk from various amenities of Gosford, including the Imperial Shopping Centre, cafes / restaurants, Kibble Park and Gosford Train Station.

**Description:**

Available to lease is this 89sqm (approx.) professionally presented, ground floor suite / consulting rooms in Gosford CBD.

The suite has a lot to offer and includes 3 fully partitioned rooms, a reception area and a waiting area for clientele / patients.

Separate internal amenities and a kitchenette are provided, as well as two (2) onsite allocated parking space!

Come and take advantage of this quality, fully fitted out ground floor commercial suite.

- Ground floor location
- On-site parking for 2
- Good existing fit out