



Level 2 Suite 2.1A

91-99 Mann Street GOSFORD

140sqm Quality Office in Superb Position

Area m²: 140
Rent \$/m²: \$250
Rent pa: \$35,000 Per Annum Net + GST
Net/Gross: Net
GST: Exclusive
Parking: 3
Outgoings: \$9,100
Contact:

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Location:

Positioned on one of the most high profile corners in Gosford CBD, where Mann Street intersects Donnison Street. The property offers exceptional exposure and great proximity to local amenities, including an easy walk to Gosford Train Station, convenient shopping at the local Imperial Shopping Centre and a range of cafes and restaurants to choose from throughout the CBD.

Description:

This is a well presented office suite in a landmark location offering a huge range of benefits for a new tenant.

The suite has a large, modern glazed entrance opening to a welcoming reception and waiting room. There are multiple private offices and meeting rooms, including a light filled boardroom, as well as open plan space and storage.

The office is fully carpeted, data cabled with NBN connection, offers a great mix of natural and fluorescent light and has ducted air-conditioning.

Common amenities are provided on the level, disability access is provided via the lift in the building and secure onsite car parking is provided at the rear of the building.

Call today for an inspection and to find a new home for your business.

- Secure onsite car parking
- Top floor office with lift access
- Existing fitout in good condition