



## Unit 1 & 2/3 Comserv Close, West Gosford NSW 2250

### PERFECT FOR DANCE STUDIO/MARTIAL ARTS!

Adjoining units fitted out with Harlequin sprung floors and vinyl matting, full length mirrors and Harlequin double ballet bars.

Reception area and waiting room in Unit 1 along with shower and toilet.

Unit 2 has a kitchen plus shower and toilet.

Additional disabled bathroom at the rear of complex.

2 large roller doors for rear access and cross flow ventilation.

Concreted area at the rear which could be utilised as a parents sitting area.

8 allocated car parking spaces.

\$32,000 per annum + outgoings + GST.

Industrial

FOR LEASE

270sqm