



**Suite 503-506/131-133 Donnison Street, Gosford NSW**  
**2250**

## RARE INVESTMENT OPPORTUNITY IN GOSFORD CBD!

Located in the Kentsmen building and situated on the top floor in arguably one of the best buildings in Gosford CBD, this office space has a net lettable area of 528m<sup>2</sup> consisting of four (4) individual strata units providing future flexibility.

This investment will be sold with a new secure 5 + 5 year lease and will have a net rental income of \$132,000pa + GST + Outgoings (Net lease, tenant responsible for the payment of outgoings), Rental increases of 3% pa and directors guarantees

Features include,  
Fifteen (15) enclosed offices in addition to two (2) open plan areas

Offices  
FOR SALE

528sqm