



**10/13 Gibbens Road, West Gosford NSW 2250**

## INVEST OR OWNER OCCUPY

Approx. 120m<sup>2</sup> of high clearance warehouse, 40m<sup>2</sup> of workshop area on the ground level under the mezzanine plus reception area, male and female bathrooms and lunchroom which is an additional 65m<sup>2</sup> approx.

Excellent office space with glass partitioning upstairs, approx 95m<sup>2</sup>.

### Features:

- Air conditioned reception area with timber flooring
- Male and Female bathrooms including one shower
- Kitchenette/lunchroom
- Ducted air conditioning upstairs
- Boardroom
- Data room
- 3 Offices - fit out,

Industrial  
FOR SALE

320sqm