



**Unit 7/3 Koala Crescent, West Gosford NSW 2250**

## **UNIQUE INDUSTRIAL/COMMERCIAL SPACE!**

This open plan commercial space would suit the creative arts, performing arts or Commercial use.

Thinking of setting up a Yoga, art or music studio, graphic arts or photography studio? This could be the perfect space.

The ground floor area is open plan with extra high ceilings, reception area and amenities (approximately 106m<sup>2</sup>). On the Mezzanine level there is a good size office with plenty of natural light (approximately 50m<sup>2</sup>)

The building comes air conditioned, carpeted and has plenty of power and data points.

Parking directly in front and a car park on the street beside the property. Positioned in West Gosford and only a 5 minute drive to Somersby.

Offices

FOR LEASE

157sqm

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