



## Unit 1/350 Manns Road, West Gosford NSW 2250

### MAIN ROAD FRONTAGE WITH GREAT EXPOSURE

Warehouse plus showroom and good office space positioned on Manns Road in the West Gosford Industrial estate.

The warehouse is approximately 180m<sup>2</sup> and has good truck access from the driveway at the side

There is a showroom at the front (approx 160m<sup>2</sup>) with 2 enclosed offices and area for reception with plenty of car parking for your customers right in front of the building

There is a brand new awning at the front door which would be a perfect seating area for waiting customers

There are also external stairs for private entry into the upstairs office area. Total building area approx. 500m<sup>2</sup>

Available to occupy now &ndash; Call Karen on 0411358856 to inspect

Industrial  
FOR LEASE

500sqm