

9/44 Nells Rd, West Gosford, NSW 2250

\$12000 per Year Plus GST

Warehouse 2 



FOR LEASE – MODERN FACTORY / WAREHOUSE UNIT – WEST GOSFORD

Address: Unit 9, 44 Nells Road, West Gosford

+Outgoings

Positioned within a secure, gated industrial complex of just 25 units, this modern factory/storage unit offers a versatile and highly functional layout ideal for small business, trades, storage or distribution.

Key features include:

- Approx. 60m² of clear-span floor space
- 6m high ceilings with 4.5m automatic roller door (keypad & remote access)
- Approx. 5.5m internal clearance is ideal for pallet racking or mezzanine use
- Allocated on-site parking directly in front of the unit
- Kitchenette and internal amenities
- Excellent access for deliveries and vehicle movement
- Close proximity to the M1 Pacific Motorway, Gosford CBD and key arterial roads

Immaculately presented and still like new, this unit is ready to occupy immediately.

Open for Inspection

By Appointment.

Property Features

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- 6m high ceilings with 4.5m automatic roller door
- Allocated on-site parking
- Kitchenette
- Close proximity to the M1 Pacific Motorway

Listed By

Steve Mamari

Phone: (02) 9987 0055

Mobile: 0414 479 067

