



**WEST GOSFORD**  
354 Manns Road

610 sqm

## For Sale By Expressions of Interest

### Sold

Raine & Horne Commercial Central Coast is proud to present this rare opportunity.

This perfectly positioned block of Industrial land is set in one of the most sought-after locations on the Central Coast.

Fronting Manns Road next to the Homemakers Centre boasting over 24m main road frontage.

Land Area: 4783m2

Current improvements include a brick office block with multiple offices, storage areas and amenities being approximately 76m2 with an adjoining clear-span factory area being approximately 159m2 together with an open high-clearance workshop bay being approximately 375m2.

Two-thirds of the block is a concrete handstand area with the rear section of the property Approx (1826m2) being leased to an adjoining owner (expired lease).

<b>Property ID</b>	L23355378
<b>Property Type</b>	Industrial/Warehouse
<b>Building / Floor Area</b>	610
<b>Land Area</b>	4783.0 sqm

### AGENT

**Geoff Tilden**

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The zoning E4 General Industrial

IM available

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