

# Raine&Horne. Commercial

WEST GOSFORD  
258 Manns Road

414 sqm

## Excellent Exposure!!!

### Leased (Price on Application)

Enjoy maximum exposure to Manns Road from this Freestanding Showroom / Warehouse. A rare opportunity to secure a high-profile site with front and rear access (off Dignity Crescent). The rear yard is a concrete handstand with full security fencing and roller door access to the warehouse.

#### Property Features:

- Vehicle access is provided from Dignity Crescent to Manns Road.
- Customer parking is provided off Manns Road.
- Air-conditioned glass-fronted showroom.
- Rack Storage provided
- Mezzanine Storage

|                              |                      |
|------------------------------|----------------------|
| <b>Property ID</b>           | L30853705            |
| <b>Property Type</b>         | Industrial/Warehouse |
| <b>Building / Floor Area</b> | 414                  |
| <b>Land Area</b>             | 2042.0 sqm           |

#### AGENT

##### Geoff Tilden

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✉️ geoff.tilden@gosford.rh.com.au

- Full male/female amenities
- Kitchenette
- Office space
- Building Area: 414m2 plus 104m2 covered open storage area.

Outgoings:

- Council Rates: \$6,972 PA
- Water: \$1,748 PA
- Insurance: Subject to usage
- Land Tax: N/A

Rent price: Contact Agent

For more details or to schedule a viewing, please contact Racheal Greenwood or Geoff Tilden  
4324 7744

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