

## FRENCHS FOREST



Strategically located in Frenchs Forest, on the Northern side of Warringah Road, with immediate access to Warringah Road to the City and Wakehurst Parkway to the Northern Beaches. Close proximity to the new Northern Beaches Hospital.

Ground floor warehouse with large first floor office.

Benefits include:

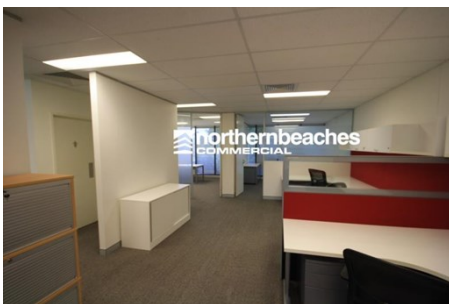
- \* Fully fitted out with partitioned offices and furnishings
- \* Air conditioned
- \* Carpeted
- \* Fully self contained
- \* Amenities on all levels
- \* Kitchenettes
- \* 6 car spaces

Unit	Warehouse m <sup>2</sup>	Office m <sup>2</sup>	Other m <sup>2</sup>	Total m <sup>2</sup>	Rent PA	Net/Gross
Unit 3 & Office 4, Bldg 3	95	246		341		Gross

Prices exclude GST

- Car Parking:** 6 spaces
- Zoning:** B7 Business Park
- Outgoings:** Included in annual rent
- Rent Review:** Annual to the greater of CPI or 4%. Market at option.
- Lease Terms:** Long term preferred

For further details contact **David Haynes** on **0417 242 043** or [david@nbcommercial.com.au](mailto:david@nbcommercial.com.au)



The information contained herein has been supplied to us. In passing the information on it should be noted that we do so without any representation on our part as to its truth or accuracy. All interested parties should make their own enquiries, and obtain their own independent advice, in order to verify the information. Areas subject to survey and consequently annual rentals may differ. All rentals and outgoing are exclusive of GST.

### Locally Owned & Operated

Suite 110, 658 Pittwater Road Brookvale NSW 2100  
**T** 02 9905 4000 **F** 02 9905 4211  
[www.northernbeachescommercial.com.au](http://www.northernbeachescommercial.com.au)  
 ABN 17 141 877 465