

## BELROSE



The property is located in the heart of Austlink Business Centre at the intersection of Mona Vale Road and Forest Way Belrose.

Well presented modern office with internal fitout.

Benefits include:

- \* Own kitchenette
- \* Individually operated, ducted A/C
- \* Balcony of 11m<sup>2</sup> approx
- \* Internal partitioned offices
- \* Open plan office area
- \* Suitable for a wide range of business types

Unit	Area m <sup>2</sup>	Rental PA	Net/Gross	Sale Price
Suite 38	80		Gross	

Prices exclude GST

- Car Parking:** 2 parking spaces
- Zoning:** B7 Business Park
- Sale Details** 10% deposit, 6 week settlement
- Rent Review:** Annual to the greater of CPI or 5%. Market at option.
- Lease Details:** Long term preferred
- Outgoings:** Water \$32 p.a; Council \$1,313 p.a; Strata \$4,454; Total \$5,799 p.a approx.

For further details contact **Nick Masselos** on **0419 993 978** or **nick@nbcommercial.com.au**



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### Locally Owned & Operated

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