

MANLY



Located diagonally opposite the Manly Ferry and Bus Terminal (one of Sydney's major transport hubs), a short walk from the iconic Manly beach and the Manly Corso shops and just 15 minutes by Jetcat from the Sydney CBD.

Excellent open plan commercial office suite located in a 5 storey building, recently refurbished with ground floor retail.

Benefits include:

- * Corner position
- * Modern open plan office
- * Air conditioned
- * 1 partitioned meeting room/boardroom
- * Good natural light
- * Shared amenities
- * Dual lift access
- * Available now

Suite	Area m ²	Annual Rental	Net/Gross
Suite 306	121	\$69,288	Gross

Prices exclude GST

Rent Review: Annual to the greater of CPI or 3%. Market at option.

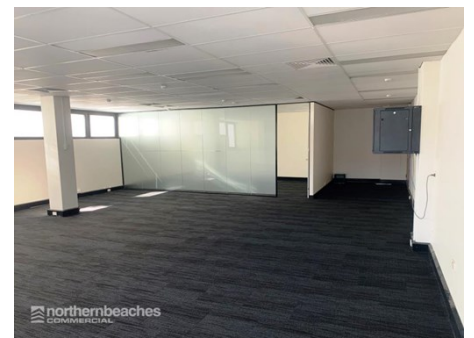
Outgoings: Included in annual rent

Lease Terms: Long term preferred

Car Parking: 1 space @ \$525pcm + GST; Double @ \$950pcm + GST

Zoning: B2 Local Centre

For further details contact **Nick Masselos** on **0419 993 978** or **nick@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 outgoings are exclusive of GST.

Locally Owned & Operated

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