

BROOKVALE



The property is well located on the northern side of Pittwater Road, between Victor Road and Pine Avenue, Brookvale. The building is close to public transport, and a wide variety of local amenities.

First floor office space/gym in great central location.

Benefits include:

- * Excellent signage opportunity fronting Pittwater Road
- * Can be used as a gym or fitted out to suit many usages
- * 70% of floor space covered in rebound surface
- * 3 x large wall mirrors; 2 x change room areas
- * 8 x lockers; Chin up bar
- * Reception counter
- * No internal walls
- * Great natural light
- * Air conditioning
- * Toilet and wash area
- * 1 car space
- * Available now

Suite	Area m ²	Annual Rental	Net/Gross
Suite 2	100	\$27,000	Gross

Prices exclude GST

- Rent Review:** Annual to the greater of CPI or 5% Market at option.
- Outgoings:** Included in annual rent
- Lease Terms:** Negotiable
- Car Parking:** 1 parking space
- Zoning:** B5 Business Development

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 outgoing are exclusive of GST.

Locally Owned & Operated

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