

## WARRIWOOD



The property is in an excellent position overlooking and adjoining Pittwater Council's landscaped Narrabeen Creek restoration and Warriewood Wetland's walk and cycle path.

Modern industrial development with easy access via one way driveway. Immaculate commercial kitchen suitable for a bakery, production or ghost kitchen contains the following:

- \* Three phase power / high clearance motorised roller door
- \* Shared amenities
- \* 2 x 7 tray Unox combi ovens; Smeg 4 tray Convection oven
- \* 2 x Blast chiller/freezers plus 1 x 2 door upright freezer
- \* 2 x walk in cool rooms; food prep benches with sinks
- \* 4 x 15amp Induction cooktops; 2 x 2400mm wide exhaust canopies
- \* Washup area with 2 x 600 x 450 sinks; various storage shelves
- \* Smeg UD516DAUS Multi-purpose under counter dishwasher
- \* Hot water / hot wash hose reel; hand basin with sensor taps

10.1 x 5.5 = 55.5 sq m - Kitchen area  
 2.2 x 6.85 = 15 sq m - Area near roller door  
 5.8 x 3.1 = 18 sq m - Office/dry store  
 88.5 sq m - Total area

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 Ground floor	89			89		Gross

Prices exclude GST

- Car Parking:** Street parking only  
**Zoning:** IN2 Light Industrial  
**Outgoings:** Included in annual rent  
**Rent Review:** Annual to the greater of CPI or 3%. 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**

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