

## WARRIEWOOD

The property is a well presented commercial / Industrial development located in Warriewood with easy access to the main arterial roads.

Spacious, well presented first floor with pleasant outlook currently used by natural health centre, and easily converts to professional office suites if preferred.

Benefits include:

- \* Dispensary room
- \* Partly partitioned
- \* Ducted air conditioning
- \* Leafy outlook
- \* Private entrance
- \* Close proximity to Pittwater Road
- \* 3 car spaces
- \* M&F W/C plus kitchenette
- \* Just walk in and take over if preferred



Suite	Area m <sup>2</sup>	Annual Rental	Net/Gross
1st Floor Unit 2	180		Gross

Prices exclude GST

**Rent Review:** Annual to the greater of CPI or 4%. Market at option.

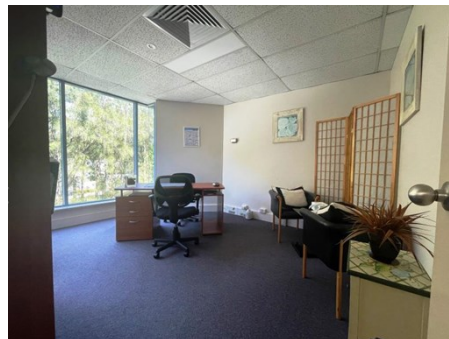
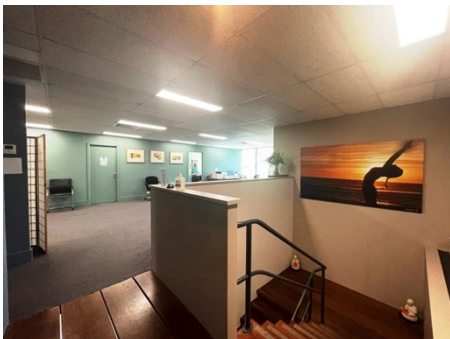
**Outgoings:** Included in annual rent.

**Lease Terms:** Long term preferred

**Car Parking:** 3 spaces

**Zoning:** B7 Business Park

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



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**Locally Owned & Operated**

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