

## BROOKVALE



The property is a well positioned ground floor showroom, in a prime location on the northern side of Pittwater Rd, between Victor Rd and Pine Ave, Brookvale. The building is close to public transport, and a wide variety of local amenities.

The building was completely refurbished with quality internal finishes to create a modern showroom and office with the following features:

- \* Excellent exposure to Pittwater Road, Brookvale
- \* Unreal signage potential
- \* Prominent street frontage
- \* Good natural light
- \* 7 parking spaces
- \* Easy access for loading
- \* Ground floor showroom
- \* Sub basement carparking
- \* Lift in building
- \* Security swipe card access
- \* Close to all Brookvale amenities
- \* Suitable for a wide range of business types

Unit	Area m <sup>2</sup>	Annual Rental	Net/Gross
Ground Showroom	400		Gross

Prices exclude GST

- Rent Review:** Annual to the greater of CPI or 4%. Marketed option
- Outgoings:** Included in annual rent
- Lease Terms:** Long term preferred
- Car Parking:** 7 parking spaces
- 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 outgoings are exclusive of GST.

### Locally Owned & Operated

Suite 110, 658 Pittwater Road Brookvale NSW 2100  
 T 02 9905 4000 F 02 9905 4211  
 www.northernbeachescommercial.com.au  
 ABN 17 141 877 465