

## BELROSE



The property is located in the heart of Austlink Business Centre at the intersection of Mona Vale Rd and Forest Way, Belrose.

Modern, well presented adjoining office suites leased in one line.

Benefits include:

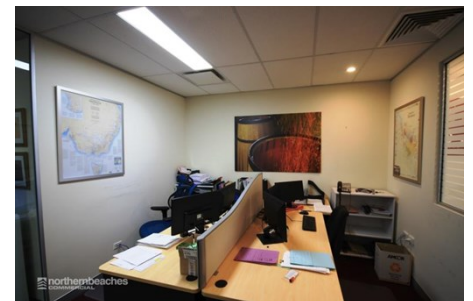
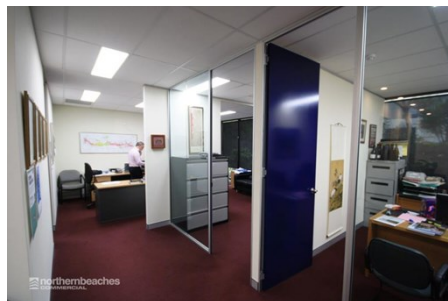
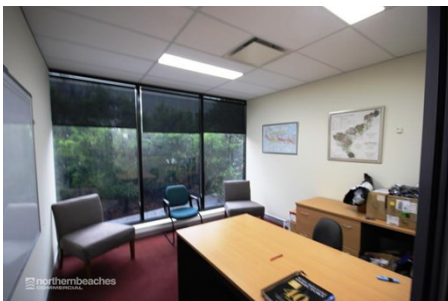
- \* Modern partitioning
- \* Long term Lessee
- \* Good natural light
- \* Ducted air conditioning
- \* 4 parking spaces
- \* Own kitchenette
- \* Security building
- \* Shared amenities
- \* Boardroom

Suite	Area m <sup>2</sup>	Rent PA Net	Sale Price
Suite 38 and 39	146	\$36,107	

*GST not applicable*

<b>Car Parking:</b>	4 parking spaces - 2 undercover
<b>Zoning:</b>	B7 Business Park
<b>Sale Details:</b>	10% deposit, 6 week settlement
<b>Rent Review:</b>	Fixed \$1,000 pa increases, market at option
<b>Lease Details:</b>	Lease expires 3.10.24 plus 3 yr option
<b>Outgoings:</b>	Strata \$6,240 p.a; Council \$2,593; Water \$60; Total \$8,893 p.a approx.

For further details contact **David Haynes** on **0417 242 043** [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 outgoings are exclusive of GST.

### Locally Owned & Operated

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