

BALGOWLAH



The property is located in the heart of Balgowlah's highly sought after industrial precinct, directly opposite Woolworths, and a short walk to Bunnings and Aldi.

The property is a well presented industrial unit with the following features:

- * High clearance warehouse
- * Prime location
- * Mezzanine office
- * Easy truck and vehicle access
- * 3 car spaces
- * Separate amenities, & kitchenette
- * Great natural light
- * Suitable for all business types

The unit consists of the following:

130m² Warehouse
27m² Mezzanine office
48m² Mezzanine storage or additional office

Unit	Warehouse m ²	Office m ²	Other m ²	Total m ²	Rent PA	Net/Gross
Unit 4	130	75		205	\$60,000	Gross

Prices exclude GST

- Car Parking:** 3 parking spaces
Zoning: B6 Enterprise Corridor
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 **Nick Masselos** on **0419 993 978** or nick@nbcommercial.com.au



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Locally Owned & Operated

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