

## NEWPORT



The property is situated at the Gateway to Newport Beach's retail/commercial precinct on Barrenjoey Road.

Excellent time to move your office out of home?

Office space in fantastic location.

Benefits include:

- \* Large windows & great natural light
- \* Corner position
- \* Ample parking
- \* Air conditioned
- \* Alarm
- \* Shared amenities including kitchen
- \* Ability to increase area by leasing adjoining suites
- \* Rent excludes cleaning fee and electricity

Suite	Area m <sup>2</sup>	Annual Rental	Net/Gross
Suite 7	25	\$12,500	Gross

Prices exclude GST

**Rent Review:** Annual to the greater of CPI or 5%. Market at option.

**Outgoings:** Cleaning & electricity only

**Lease Terms:** Long term preferred

**Car Parking:** Ample

**Zoning:** B2 Local Centre

For further details contact **David Haynes** on **0417 242 043** or **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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