

MONA VALE



Polo Sea is a modern Industrial Estate in Mona Vale close to the junction of Barrenjoey Road, Mona Vale Business District, shops, banks, gym and public transport, with a cafe on site.

Industrial mezzanine ideal for a small business or passive storage

Benefits include:

- * Security gated estate
- * One-way traffic flow
- * Landscaped gardens
- * 1 car space
- * Optional 185 sqm office
- * Available August, 2022

Unit	Warehouse m ²	Office m ²	Other m ²	Total m ²	Rent PA	Net/Gross
4			85	85		Gross

Prices exclude GST

- Car Parking:** 1 parking space
- Zoning:** IN2 Light Industrial
- Outgoings:** Included in annual rent; except for 50% share of electricity
- Rent Review:** Annual to the greater of CPI or 5%. Market at option.
- Lease Terms:** Long term preferred

For further details contact **David Haynes** on **0417 242 043** or david@nbcommercial.com.au



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Locally Owned & Operated

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