

## 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.

Modern industrial mezzanine with adjoining office

Benefits include:

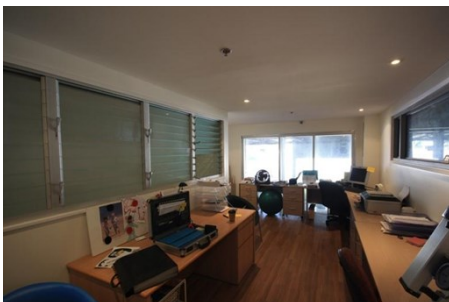
- \* 18sqm office
- \* 85sqm mezzanine
- \* 1 car space
- \* Security gated estate
- \* One-way traffic flow
- \* Landscaped gardens
- \* Available August, 2022

Unit	Warehouse m <sup>2</sup>	Office m <sup>2</sup>	Other m <sup>2</sup>	Total m <sup>2</sup>	Rent PA	Net/Gross
4		18	85	103		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](mailto:david@nbcommercial.com.au)



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**Locally Owned & Operated**

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