

## BROOKVALE



A well located building on the northern side of Pittwater Rd, between Victor Rd and Pine Ave, Brookvale. The building is close to public transport, and a wide variety of local amenities.

This is a rare opportunity to lease a small section of a highly respected gym, including two partitioned consulting rooms, suitable for chiropractors, physiotherapists, remedial massage or any other business that will benefit from and compliment being positioned within a gym.

A completely refurbished building with quality internal finishes to create a clean modern environment with the following features.

- \* Partitioned consulting rooms
- \* Lift in building
- \* 1 parking space
- \* Shared male and female amenities plus shower
- \* Close to all Brookvale amenities and Warringah Mall
- \* Includes power, water and internet

Suite	Area m <sup>2</sup>	Annual Rental	Net/Gross
Front office, Suite 3	35	\$15,000	Gross

Prices exclude GST

- Rent Review:** Annual to the greater of CPI or 5%. Market at option.
- Outgoings:** Included in annual rent
- Lease Terms:** Long term preferred
- Car Parking:** 1 parking space
- Zoning:** B5 Business Development

For further details contact **Nick Masselos** on **0419 993 978** or **nick@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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