

NEWPORT



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

Immaculate office suite in great location.

Benefits include:

- * Excellent natural light
- * North/eastern aspect
- * Ample parking
- * Air conditioned
- * Shared amenities
- * Own kitchenette
- * Partly partitioned
- * Rent excludes cleaning fee
- * Available early September, 2022

Suite	Area m ²	Annual Rental	Net/Gross
Suite 1-3	90		Gross

Prices exclude GST

Rent Review: Annual to the greater of CPI or 3%. Market at option.

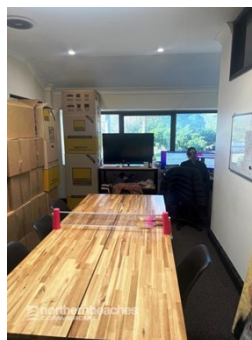
Outgoings: \$3,042 p.a approx. (share of cleaning fee)

Lease Terms: Long Tern preferred

Car Parking: Ample on-site

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 outgoings are exclusive of GST.

Locally Owned & Operated

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