

BROOKVALE



The property is located in West St Brookvale, within the heart of Brookvale's industrial precinct with easy access to Pittwater Rd.

The property is an office and warehouse in a contemporary industrial building with the following features:

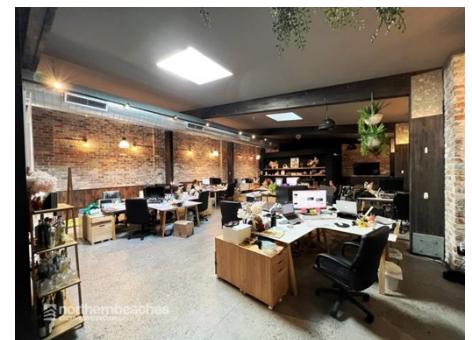
- * Modern office with funky presentation.
- * Easy access
- * 3 phase power
- * 166 sqm open planned showroom/office space
- * 166 sqm low clearance warehouse
- * Full security building with alarms and gates
- * Amenities include shower, toilet and kitchen facilities
- * Suitable for a wide range of business types.

Unit	Warehouse m ²	Office m ²	Other m ²	Total m ²	Rent PA	Net/Gross
9 - Front building	166	166		332		Gross

Prices exclude GST

- Car Parking:** 4 Parking Spaces
- Zoning:** IN1 General Industrial
- Outgoings:** Included in Annual Rent
- Rent Review:** Annual to the greater of CPI or 4%. Market at option.
- Lease Terms:** Long term preferred

For further details contact **Nick Masselos** on **0419 993 978** or nick@nbcommercial.com.au



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Locally Owned & Operated

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