

BROOKVALE



Located a short distance from Pittwater Road and close to banks, shops and public transport.

Perfect for high volume warehousing / storage facility

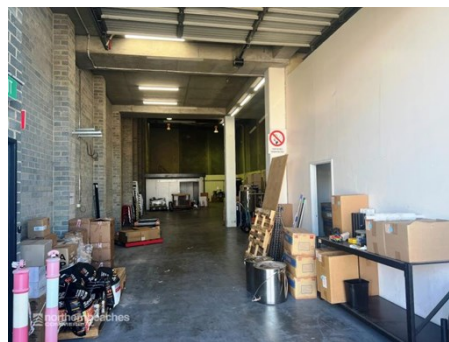
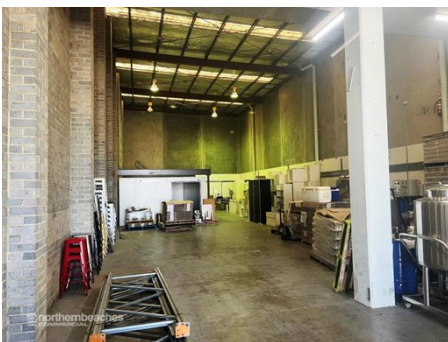
- * High clearance column free warehouse
- * Excellent for storage and distribution
- * Easy access
- * 3 phase power
- * 5 basement car parking spaces
- * M & F toilet, lunch room & shower
- * 4.8 to 8.4m clearance in the warehouse
- * Bonus 45sqm storage mezzanine
- * Electric roller door
- * Great central location
- * Suitable for wide range of business types

Unit	Warehouse m ²	Office m ²	Other m ²	Total m ²	Rent PA	Net/Gross
Unit 2 - Warehouse only	345			345		Gross

Prices exclude GST

- Car Parking:** 5 basement car spaces
- Zoning:** IN1 General Industrial
- Outgoings:** Included in annual rent
- 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**



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 outgoing are exclusive of GST.

Locally Owned & Operated

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