

## BROOKVALE



Conveniently located in Winbourne Road, in the hub of Brookvale's industrial precinct and close to all business and trade services.

Industrial unit in central location with A/C mezzanine office, manufacturing/production plus high clearance warehouse.

Benefits include:

- \* Freshly painted Estate containing only 3 units
- \* Air-conditioned office includes approx. 55m<sup>2</sup> storage
- \* Excellent natural light
- \* 3 phase power
- \* 5 parking spaces
- \* Container access
- \* Electric roller shutter
- \* Clearspan
- \* Kitchenette on both levels
- \* Male & female amenities plus shower
- \* Good exposure to Winbourne Road

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
2	190	187		377		Gross

Prices exclude GST

- Car Parking:** 5 parking 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**



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**Locally Owned & Operated**

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