

BELROSE



The property is located in the heart of Austlink's Business Park at the intersection of Mona Vale Road and Forestway Belrose within easy walk to cafes, Bunnings and the Supa Centre.

Combined first floor A/C office plus ground floor production/warehouse/showroom space. Fabulous working environment in prime corner position.

Benefits include:

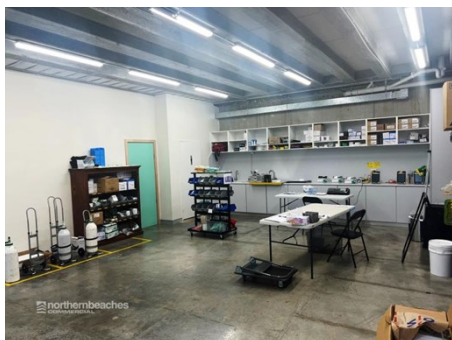
- * Office carpet to be replaced
- * 2 strata lots leased in one line
- * Prime position; recently painted
- * First floor / partitioned offices
- * Kitchenette & W/C on both levels
- * Good truck access to tilter door
- * Excellent natural light
- * Under stair storage plus built in cabinetry
- * Modern quality finishes
- * The flexibility of first floor office with office/production/warehouse/showroom below

Unit	Warehouse m ²	Office m ²	Other m ²	Total m ²	Rent PA	Net/Gross
Unit 1 and 2	76	80		156	\$46,000	Gross

Prices exclude GST

- Car Parking:** 4 parking spaces
- Zoning:** SP4 Enterprise
- 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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