

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	Sale Price
Unit 1 and 2	76	80		156		Gross	

Prices exclude GST

- Car Parking:** 4 parking spaces
- Zoning:** SP4 Enterprise
- Sale Details:** 10% deposit, 6 week settlement
- Rent Review** Annual to the greater of CPI or 4%. Market at option.
- Lease Details:** Long term preferred
- Outgoings:** Council \$2,650.12 p.a; Strata \$11,547.80 p.a; Water \$62.64 p.a; Total \$14,260.56 p.a approx.

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.

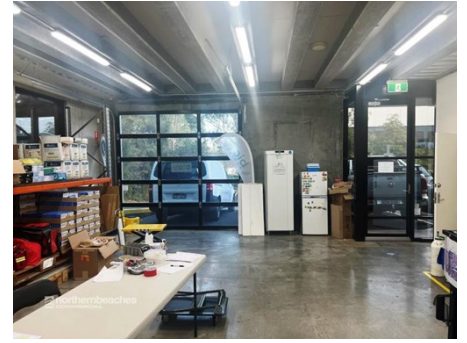
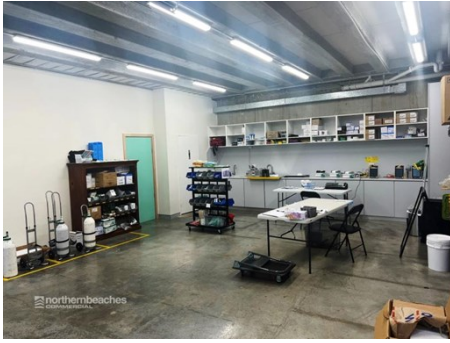
Locally Owned & Operated

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ABN 17 141 877 465



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