

## CROMER



Cromer Grove is located near the intersection of Campbell Avenue and South Creek Road, Cromer.

Modern warehouse with mezzanine office in small industrial estate.

Benefits include:

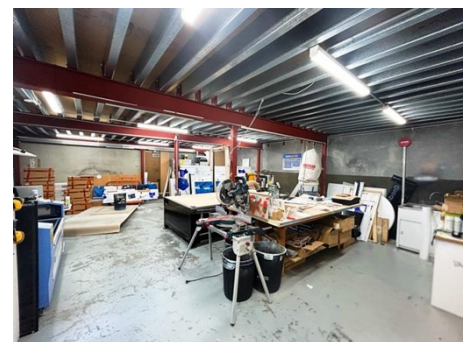
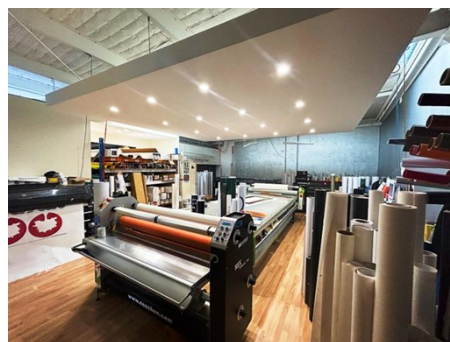
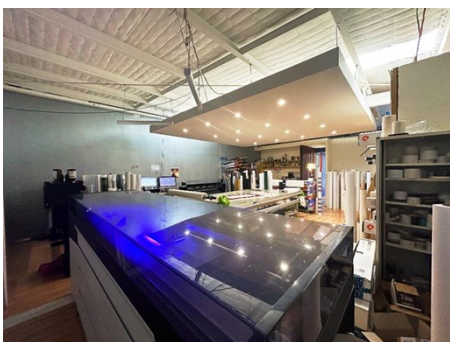
- \* Good natural light
- \* Air-conditioned office mezzanine
- \* 3 phase power
- \* 2 parking spaces
- \* Easy access
- \* High clearance warehouse with electric roller shutter
- \* 6m clearance
- \* Small estate

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
Unit 12	89	38	53	180		Gross

Prices exclude GST

- Car Parking:** 2 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 **Nick Masselos** on **0419 993 978** or [nick@nbcommercial.com.au](mailto:nick@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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