

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:

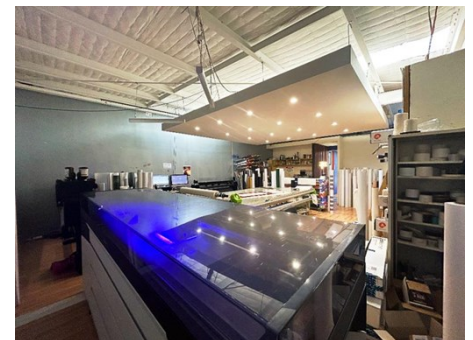
- * Good natural light
- * Air-conditioned office mezzanine
- * 3 phase power
- * 1 parking space
- * Easy access
- * High clearance warehouse with electric roller shutter
- * 6m clearance
- * Small estate

Unit	Warehouse m ²	Office m ²	Other m ²	Total m ²	Rent PA	Net/Gross
Unit 12	89	38	53	180		Gross

Prices exclude GST

- Car Parking:** 1 parking space
- Zoning:** E4 - 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



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Locally Owned & Operated

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