

## WARRIEWOOD



The building is located in the heart of Warriewood's industrial precinct, a short distance from Mona Vale's retail centre in a small popular estate close to leading companies such as Blackmores, Pharmicare Laboratories and Amber Technology.

Quality industrial unit with small mezzanine office.

Benefits include:

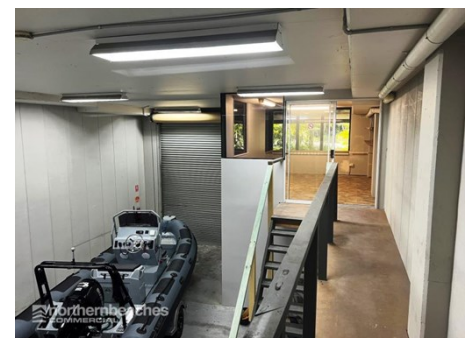
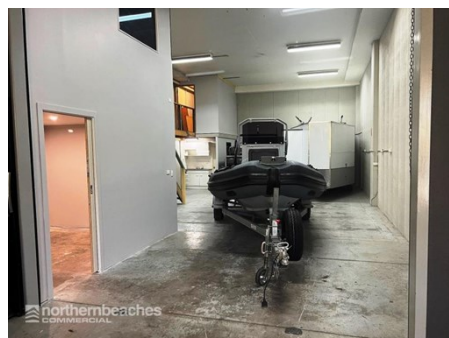
- \* Direct roller door access
- \* Entrance office ground floor
- \* 4.8m clearance
- \* Additional mezzanine/office above
- \* Own amenities plus shower
- \* All weather loading/unloading
- \* 1 car space
- \* 3 phase power

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 8	109	14		123		Gross

Prices exclude GST

- Car Parking:** 1 parking space
- Zoning:** IN2 Light Industrial
- Outgoings:** Included in annual rent
- Rent Review:** Annual to the greater of CPI or 4%. Market at option.
- Lease Terms:** Long term preferred

For further details contact **David Haynes** on **0417 242 043** or [david@nbcommercial.com.au](mailto: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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