

## BELROSE



The property is located in the heart of Austlink Business Centre at the intersection of Mona Vale Rd and Forest Way, Belrose.

This is a modern office with the following benefits:

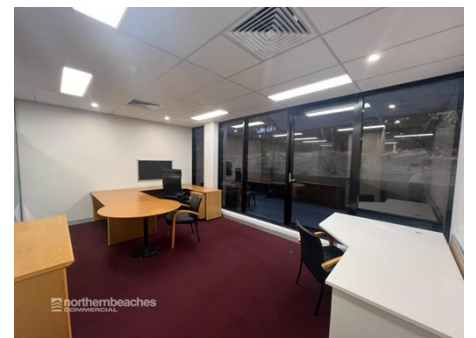
- \* Partitioned offices with a reception, boardroom, 4 offices, and an open central workstation
- \* Fully furnished with a boardroom table, desks and chairs
- \* Internal kitchenette with quality finishes
- \* Rear terrace
- \* Great natural light
- \* Basement security parking
- \* Well designed and suitable for all business types

| Suite         | Area m <sup>2</sup> | Annual Rental | Net/Gross |
|---------------|---------------------|---------------|-----------|
| Suite 16 & 17 | 153                 |               | Gross     |

Prices exclude GST

- Rent Review:** Annual to the greater of CPI or 4%. Market at option
- Outgoings:** Included in annual rent
- Lease Terms:** Long term preferred
- Car Parking:** 4 spaces
- Zoning:** B7 Business Park

For further details contact **Nick Masselos** on **0419 993 978** or **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 outgoings are exclusive of GST.

### Locally Owned & Operated

Suite 110, 658 Pittwater Road Brookvale NSW 2100  
**T** 02 9905 4000 **F** 02 9905 4211  
[www.northernbeachescommercial.com.au](http://www.northernbeachescommercial.com.au)  
 ABN 17 141 877 465