

## FRENCHS FOREST



This property offers a unique position directly opposite Forestway Shopping Centre with easy access Forestway and Warringah Roads, Frenchs Forest.

Completely refurbished house with a quality internal office fitout with the following features.

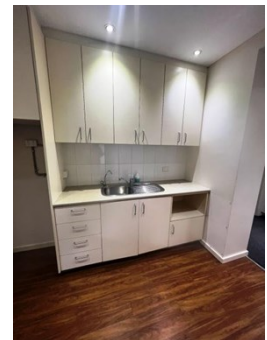
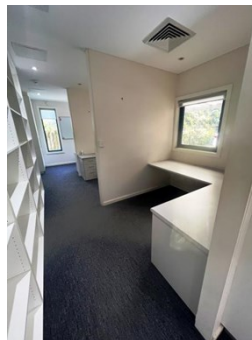
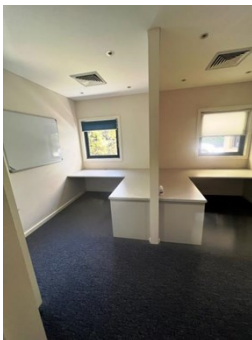
- \* Fantastic exposure to passing traffic for signage
- \* Air conditioned throughout
- \* Well presented work stations and offices
- \* Reception and meeting rooms
- \* Plenty of storage
- \* Good natural light
- \* 8 parking spaces
- \* Suitable for a wide range of professional or medical uses.

Suite	Area m <sup>2</sup>	Annual Rental	Net/Gross
	227		Gross

Prices exclude GST

- Rent Review:** Annual to the greater of CPI or 5%. Market at option.
- Outgoings:** Included in annual rent
- Lease Terms:** Long term preferred
- Car Parking:** 8 parking spaces
- Zoning:** R2 - Low Density Residential

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

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