

BELROSE



Located within Austlink Business Park at the intersection of Mona Vale Road and Forest Way, Belrose easily accessible throughout the Northern Beaches and the upper North Shore.

Outstanding high clearance warehouse space, modern tilt slab construction. Benefits include:

- * Office with bushland views
- * Premium position in estate
- * Amenities in warehouse and office plus kitchenette
- * Clear span, 8m clearance, container access
- * 6 car spaces
- * Premium position in estate
- * Available now

Unit	Warehouse m ²	Office m ²	Other m ²	Total m ²	Rent PA	Net/Gross
Unit 13	276	106		382	\$114,600	Gross

Prices exclude GST

- Car Parking:** 6 parking spaces
- Zoning:** B7 Business Park
- 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

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

ABN 17 141 877 465