FOR LEASE

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 m²	Office m²	Other m²	Total m²	Rent PA	Net/Gross
Unit 14	246	88		334	$100,200	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**

SALES | LEASING | PROPERTY MANAGEMENT