

## CROMER



The property is conveniently located in Cromer's industrial precinct, with easy access to Dee Why's retail centre and local amenities.

This is a unique opportunity to lease an approved COMMERCIAL KITCHEN with a flexible fit out in a well presented modern industrial building with the following features:

### APPROVED COMMERCIAL KITCHEN

- \* Fitted and ready to go.
- \* Cool room, freezers, rangehood and exhaust
- \* 3 phase power
- \* Grease trap
- \* Easy Access
- \* Kitchenette and toilet
- \* Great natural light.
- \* High clearance motorised roller shutter.

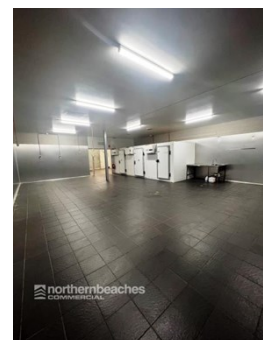
The property also includes a separate 1 bedroom unit.

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 3	163			163		Gross

Prices exclude GST

- Car Parking:** 3 car spaces
- Zoning:** E4 - General 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**



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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