

MONA VALE



Located in a central location in Mona Vale's industrial precinct. The property is close to arterial roads and the Mona Vale businesses.

Quality freestanding industrial building including 2 levels of air conditioned partitioned office space.

Benefits include:

- * Modern office fitout with both open plan and partitioning
- * 17 individual office and meeting rooms
- * High bay clearspan warehouse with 10m clearance
- * Dual roller shutter access
- * Large reception/waiting room
- * Rear hardstand area
- * 33 parking spaces (50% under cover)

Unit	Warehouse m ²	Office m ²	Other m ²	Total m ²	Rent PA	Net/Gross
	1,132	955		2,087		Net

Prices exclude GST

Car Parking: 33 parking spaces

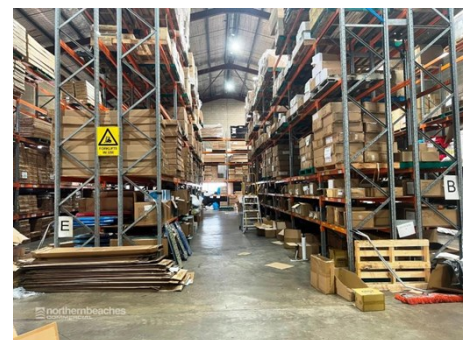
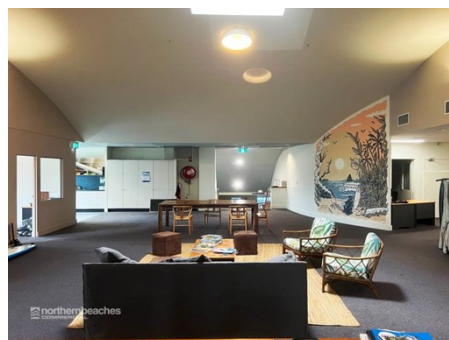
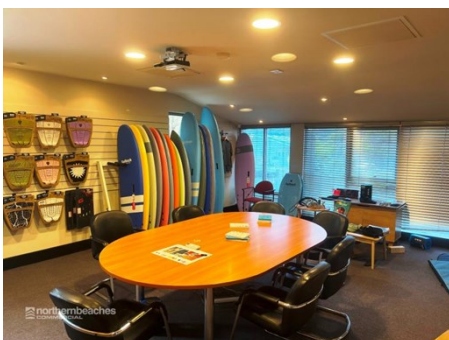
Zoning: E4 - General Industrial

Outgoings: Council \$9,827 p.a; Water \$1,755 p.a ; Land Tax \$44,048; Fire Testing \$982 p.a; Gutter cleaning \$1,120 p.a; A/C maintenance \$2,940 p.a; Insurance \$13,121; Total \$73,793 p.a approx.

Rent Review: TBA

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 outgoing 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