

## WARRIEWOOD

The property is located in a well presented commercial / industrial business park fronting Pittwater Road, close to Warriewood Square, cinema's, McDonalds, Mona Vale CBD and the B-line bus stop.

Immaculate office with substantially new office fitout.

Benefits include:

- \* 8 work stations with potential for 2 more
- \* Air conditioning
- \* High speed internet available 400/400
- \* Excellent natural light
- \* Extensive glass paneling
- \* Own bathroom facilities
- \* Fully equipped shared kitchen
- \* Shared boardroom facilities
- \* Space is suitable for 8-10 people max.
- \* 3 parking spaces
- \* Additional 50m<sup>2</sup> of common area
- \* Intercom for guest arrival
- \* All utilities included



Suite	Area m <sup>2</sup>	Annual Rental	Net/Gross
Suite Part 16	90		Gross

Prices exclude GST

**Rent Review:** Annual to the greater of CPI or 4%. Market at option.

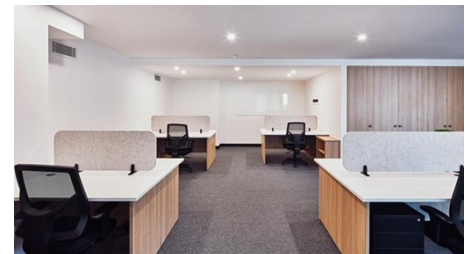
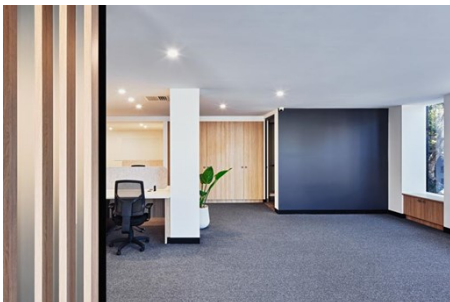
**Outgoings:** Included in annual rent

**Lease Terms:** Flexible

**Car Parking:** 3 parking spaces

**Zoning:** SP4 Enterprise

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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