

BELROSE



The property is located in Austlink Business Park on the intersection of Mona Vale Rd and Forest Way, Belrose. The property is easily accessible throughout the Northern Beaches and the upper North Shore. Cafe on-site.

Exceptional modern mezzanine office positioned within an industrial unit, with the following features.

- * Great compact office
- * Excellent natural light
- * 2 undercover parking spaces
- * Air conditioned
- * Easy access
- * Light & bright in bushland setting
- * W/C, kitchenette & shower
- * Suitable for a wide range of business types

Suite	Area m ²	Annual Rental	Net/Gross
Suite E1, Mezzanine office	73		Gross

Prices exclude GST

- Rent Review:** Annual to the greater of CPI or 5%. Market at option.
- Outgoings:** Included in annual rent
- Lease Terms:** Long term preferred
- Car Parking:** 2 parking spaces
- Zoning:** B7 Business Park

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

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