

## WARRIWOOD



The popular industrial estate is located at the southern end of Ponderosa Parade directly opposite Ambrose Storage.

Immaculate warehouse with stylish one bedroom apartment (non approved). Once the working day is complete, retire upstairs.

Benefits include:

- \* 3 phase power
- \* Electric roller door
- \* A/C mezz/apartment fully insulated.
- \* M&F amenities plus shower
- \* 2 allocated car spaces
- \* Warehouse kitchenette plus full kitchen on mezz floor
- \* Designated gym/storage area
- \* Spray booth/low bake oven may stay, or vendor will remove and make good

Unit	Warehouse m <sup>2</sup>	Office m <sup>2</sup>	Other m <sup>2</sup>	Total m <sup>2</sup>	Sale Price
Unit 9	121		94	215	

Prices exclude GST

- Car Parking:** 2 parking spaces
- Zoning:** E4 - General Industrial
- Outgoings:** Council \$1,387 p.a; Water \$800 p.a; Strata \$3,600 p.a; Total \$5,787 p.a approx.
- Sale Details:** 10% deposit, flexible settlement terms

For further details contact **David Haynes** on **0417 242 043** or [david@nbcommercial.com.au](mailto: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**

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