

BROOKVALE



The property is well located and easily accessible, in a popular industrial development, within close proximity to Warringah Mall.

The property is a modern industrial development with the following features:

- * Well presented Industrial unit
- * Easy truck access
- * Air conditioned mezzanine office
- * Good parking
- * Great Natural light
- * Toilet and kitchenette
- * Includes a 42m² storage mezzanine
- * Suitable for a wide variety of business types

| Unit | Warehouse m ² | Office m ² | Other m ² | Total m ² | Rent PA | Net/Gross |
|------|--------------------------|-----------------------|----------------------|----------------------|----------|-----------|
| 2A | 121 | 65 | 42 | 228 | \$44,500 | Gross |

Prices exclude GST

- Car Parking:** 2 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 **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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