

## BELROSE



The property is located in the heart of Austlink Business Centre at the intersection of Mona Vale Rd and Forest Way, Belrose.

Immaculate office suite, ready to occupy includes quality partitioning, plus balcony facing Garigal National Park.

Benefits include:

- \* Modern partitioning including boardroom
- \* 2 security parking spaces
- \* Bonus 11m<sup>2</sup> balcony
- \* Freshly painted
- \* Own kitchenette
- \* M & F amenities on each level
- \* Air conditioned (recently replaced)
- \* Excellent natural light
- \* Will suit a multitude of professional usages including medical
- \* Available now

Suite	Area m <sup>2</sup>	Annual Rental	Net/Gross
Suite 3	61		Gross

Prices exclude GST

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

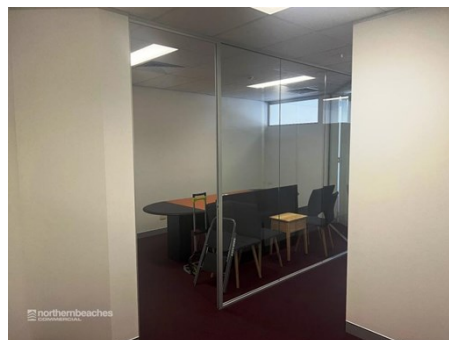
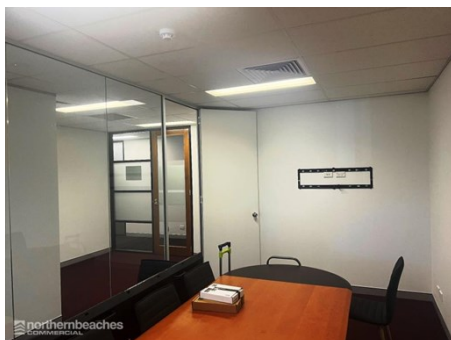
**Outgoings:** Included in annual rent

**Lease Terms:** Long term preferred

**Car Parking:** 2 parking spaces (tandem)

**Zoning:** B7 Business Park

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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