

## BROOKVALE



The property is conveniently positioned in the heart of Brookvale, with easy access to Harbord and Pittwater Roads.

This is a unique opportunity to lease a freestanding building with easy direct street access and the following features:

- \* Easy container access
- \* High clearance warehouse
- \* 3 Phase power
- \* Kitchen and toilet facilities.
- \* Usable column free floor plan
- \* Great natural light
- \* Front office equipped for all modern amenities.
- \* Includes a rear mezzanine storage of 33m<sup>2</sup>
- \* 4 Car spaces

This is a rare opportunity to lease a functional and very usable industrial property suitable for manufacturing, warehouse and distribution or any other business types.

Unit	Warehouse m <sup>2</sup>	Office m <sup>2</sup>	Other m <sup>2</sup>	Total m <sup>2</sup>	Rent PA	Net/Gross
	330		33	363		Gross

Prices exclude GST

- Car Parking:** 4 parking 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](mailto: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 outgoing are exclusive of GST.

### Locally Owned & Operated

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