

## BROOKVALE



The property is conveniently situated in Brookvale, with brilliant exposure to bustling Pittwater Road, positioned between Brookvale Oval and the Intersection of Warringah Road.

This showroom offers a unique position with very high visibility and the following features:

- \* Prime freestanding building
- \* Generous floor space with versatile layout for product display
- \* Ample space for external signage
- \* Easy access for deliveries
- \* Kitchenette and bathroom amenities
- \* Rear parking
- \* Close to Public transport
- \* Suitable for a wide range of business types who require a spacious showroom

This is a rare opportunity for businesses seeking a prominent location with unparalleled exposure to Pittwater Rd. Don't miss the chance to establish your brand in this prime Brookvale location.

Unit	Area m <sup>2</sup>	Annual Rental	Net/Gross
Showroom	180		Gross

Prices exclude GST

- Rent Review:** Annual to the greater of CPI or 3%. Market at option.
- Outgoings:** Included in annual rent
- Lease Terms:** Long term preferred
- Car Parking:** On site
- Zoning:** E3 - Productivity Support

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

Suite 110, 658 Pittwater Road Brookvale NSW 2100  
 T 02 9905 4000 F 02 9905 4211  
 www.northernbeachescommercial.com.au  
 ABN 17 141 877 465

# FOR LEASE



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