

BROOKVALE



The property is located in Old Pittwater Road, Brookvale, with easy access to Warringah Mall and throughout the Peninsula.

Well presented industrial unit with the following benefits:

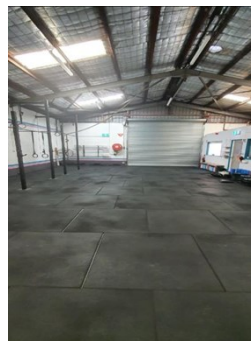
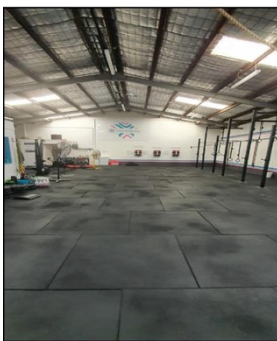
- * Carpeted separate A/C office area
- * Currently existing Gym
- * Kitchenette
- * Bathroom facilities including shower
- * Walk to Warringah Mall
- * Easy access
- * Ample parking
- * Excellent natural light
- * Suitable for a multitude of business uses
- * Available now

Unit	Warehouse m ²	Office m ²	Other m ²	Total m ²	Rent PA	Net/Gross
Unit 3B1	212			212		Gross

Prices exclude GST

- Car Parking:** Ample
- 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 **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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