

## BROOKVALE



The property is located on the northern side of Winbourne Road, Brookvale with great exposure to passing traffic.

A well presented ground floor showroom with the following features:

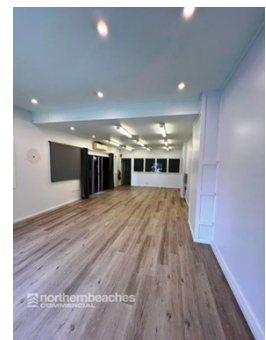
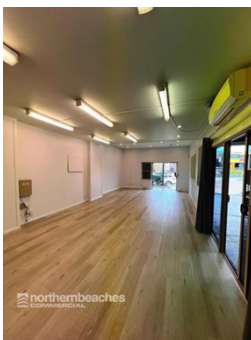
- \* Great exposure to Winbourne Rd
- \* Excellent signage potential
- \* Surrounded by trade suppliers
- \* Kitchenette
- \* Toilet plus shower
- \* 1 car space
- \* Easy access
- \* Suitable for a wide range of business types

Suite	Area m <sup>2</sup>	Annual Rental	Net/Gross
Ground Floor	90	\$30,000	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:** 1 car space
- Zoning:** IN1 General Industrial

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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