

## BELROSE



Located within Austlink Business Park at the intersection of Mona Vale Road and Forest Way, Belrose easily accessible throughout the Northern Beaches and the upper North Shore.

Outstanding high clearance warehouse unit with a modern tilt slab construction.

- \* Well presented modern industrial unit.
- \* Office with bushland setting
- \* Premium position in estate
- \* Kitchenette and bathrooms
- \* Clear span, 8m clearance
- \* Container access
- \* 6 parking spaces

Suitable for a wide range of 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
Unit 10	234	56		290	\$84,100	Gross

*Prices exclude GST*

- Car Parking:** 5 parking spaces
- Zoning:** B7 Business Park
- Outgoings:** Included in annual rent
- Rent Review:** Annual to the greater of CPI or 5%. 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 outgoings are exclusive of GST.

### Locally Owned & Operated

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