

## BELROSE



The property is located on the Western side of Niangala Close, opposite the Belrose Supa Centre with great exposure to Bunnings customers.

This unit is situated in a modern building with the following features:

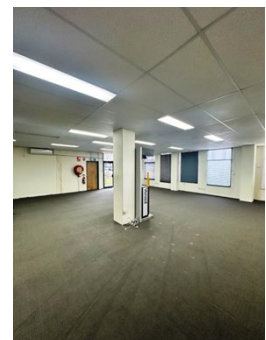
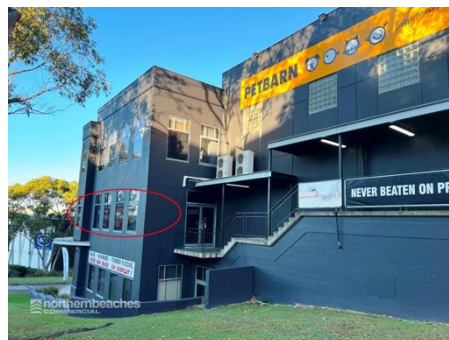
- \* Great position with brilliant exposure to Bunnings and the Belrose Super Centre traffic
- \* Excellent signage potential
- \* Small modern building
- \* Open plan office
- \* 2 parking spaces
- \* Great natural light
- \* Own toilet.
- \* Suitable for a wide range of business types

Suite	Area m <sup>2</sup>	Annual Rental	Net/Gross
Unit 1A	120		Gross

Prices exclude GST

- Rent Review:** Annual to the greater of CPI or 5%. Market at option.
- Outgoings:** Included in annual rent
- Lease Terms:** Long term preferred
- Car Parking:** 2 parking spaces
- Zoning:** B7 Business Park

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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