

## CROMER



The building is well located in the Cromer Industrial precinct on the corner of Middleton Road and Inman Road, with a second street frontage to Villiers Place, Cromer.

The modern storage unit in a contemporary development with the following features:

- \* Extra high clearance (4.5)
- \* Easy electric roller door access
- \* 24/7 access
- \* Security gated and alarmed
- \* Separate meters
- \* Data connection
- \* All weather loading and unloading
- \* Available now

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 100	25			25		Gross

Prices exclude GST

- Car Parking:** Nil
- Zoning:** IN2 Light Industrial
- Outgoings:** Included in annual rent
- Rent Review:** Annual to the greater of CPI or 3%. Market at option.
- Lease Terms:** Long or short term lease available

For further details contact **Nick Masselos** on **0419 993 978** or [nick@nbcommercial.com.au](mailto:nick@nbcommercial.com.au)



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**Locally Owned & Operated**

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