

WARRIEWOOD



Excellent location in Warriewood Valley's industrial area, located a short distance from Mona Vale Road and nearby Mona Vale's bustling Retail centre.

Modern, immaculate industrial unit.

Benefits include:

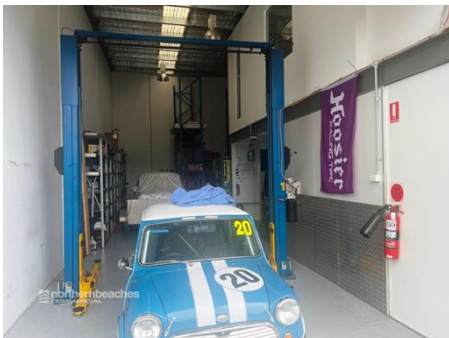
- * A/C mezzanine office
- * Electric roller door
- * 3 car spaces directly opposite
- * High clearance warehouse with racking included
- * Excellent natural light and district outlook
- * Ideal for a multitude of industrial/warehousing usages
- * Provision for 3 phase power
- * Onsite cafe and childcare centre
- * Available June, 2024

Unit	Warehouse m ²	Office m ²	Other m ²	Total m ²	Rent PA	Net/Gross
46	112	29		141	\$39,600	Gross

Prices exclude GST

- Car Parking:** 3 parking spaces
- 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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