

## BELROSE



The property is located in the heart of Austlink's Business Park at the intersection of Mona Vale road and Forest Way, Belrose within easy walk to cafes, Bunnings and the Supa Centre.

Immaculate professionally refurbished office in a quiet neighbourly estate within a tranquil setting and magnificent outlook.

Benefits include:

- \* Immaculate and ready to occupy
- \* Reception area
- \* Ducted A/C throughout
- \* Great natural light
- \* Quality kitchen
- \* 2 parking spaces
- \* Customised cabinetry
- \* New carpet
- \* Own brand new W/C

Suite	Area m <sup>2</sup>	Annual Rental	Net/Gross
Unit 18	81	\$24,900	Gross

Prices exclude GST

**Rent Review:** Annual to the greater of CPI or 4%. Market at option.

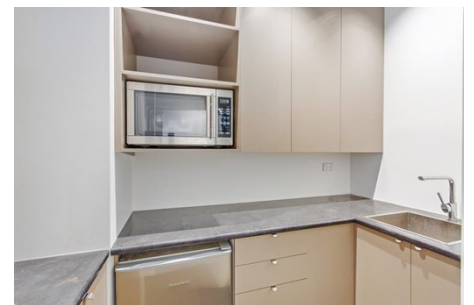
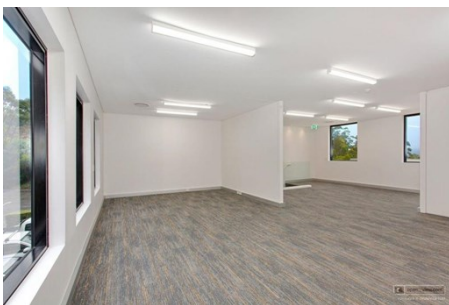
**Outgoings:** Included in annual rent

**Lease Terms:** Long term preferred

**Car Parking:** 2 parking spaces

**Zoning:** B7 Business Park

For further details contact **David Haynes** on **0417 242 043** or [david@nbcommercial.com.au](mailto: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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