

## FRENCHS FOREST



The unit is located in a well presented industrial development in the heart of Frenchs Forest, with easy access to Chatswood, City and throughout the Northern Beaches.

The property is a modern high clearance industrial unit with a mezzanine office, and the following features.

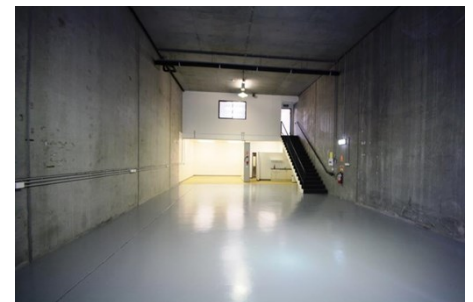
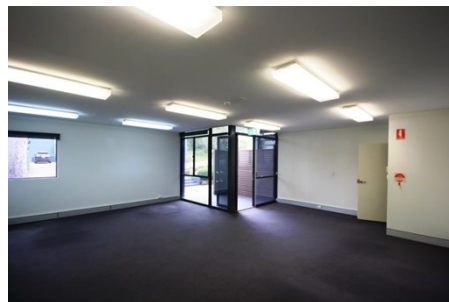
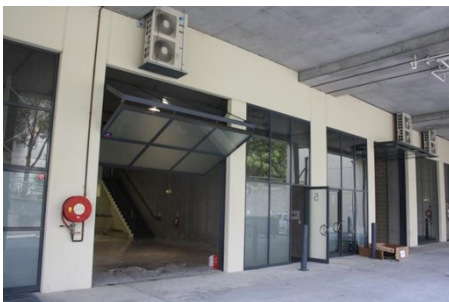
- \* Good access
- \* W/C, kitchenette & shower
- \* Great natural light.
- \* Bi-fold glazed panel doors
- \* Abundant on-street parking
- \* Landscaped surrounds
- \* Close to the new French's Forest Hospital
- \* Air conditioned and carpeted mezzanine office
- \* Suitable for all business types

| 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 |
|------|--------------------------|-----------------------|----------------------|----------------------|---------|-----------|
| 5    | 148                      | 51                    |                      | 199                  |         | Gross     |

Prices exclude GST

- Car Parking:** 3 parking spaces
- Zoning:** B7 Business Park
- 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 **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 outgoing are exclusive of GST.

**Locally Owned & Operated**

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