

## BROOKVALE



The property is located in a quiet street, close to all Brookvale amenities and short distance to Pittwater Road and Warringah Mall.

The property is a well presented compact industrial unit, with the following features:

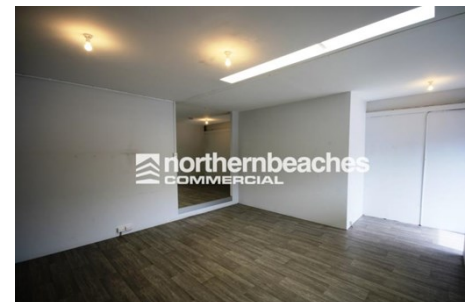
- \* Easy access, with a high clearance roller shutter
- \* Own amenities, including kitchenette and shower
- \* Additional mezzanine of approx 25m<sup>2</sup>
- \* Small strata building
- \* Suitable for all business types

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
6	66	37	25	128	\$32,000	Gross

Prices exclude GST

- Car Parking:** 1 parking space
- Zoning:** IN1 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 **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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