

## CROMER



The property is conveniently located in Cromer's industrial precinct, with easy access to Dee Why's retail centre and local amenities.

The building has been completely refurbished into a modern industrial development with the following features:

- \* Completely refurbished building.
- \* 4m high internal clearance
- \* Easy Access
- \* Kitchenette and toilet
- \* Great natural light
- \* High clearance motorised roller shutter
- \* 2 Car spaces

This is a rare opportunity to lease a functional and very usable industrial unit suitable for a wide range of 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
1	127			127		Gross

Prices exclude GST

- Car Parking:** 2 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 **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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