

## WARRIWOOD



The property is a modern office building with easy access to all amenities, including Mona Vale Shops and Warriewood Shopping Centre.

Quality, ground floor north facing professional office suite with private balcony.

Benefits include:

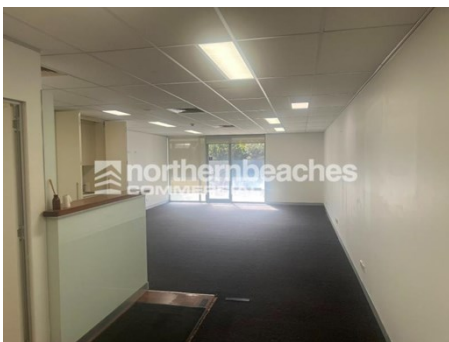
- \* Popular well maintained estate
- \* New carpet to be installed
- \* 2 parking spaces (1 basement, 1 on grade)
- \* Excellent natural light plus new LED lighting installed
- \* Bonus 8sqm sunny private balcony
- \* Shared male and female amenities
- \* Own kitchenette; Great visitor parking
- \* Air-conditioned with individual control
- \* Short distance to Mona Vale CBD plus Cafe's, Pizza & Fast Food options

Unit	Area m <sup>2</sup>	Rental PA	Net/Gross	Sale Price
Suite 14	72	\$32,000	Gross	\$440,000

Prices exclude GST

- Car Parking:** 2 parking spaces (1 basement, 1 on grade)
- Zoning:** SP4 Enterprise
- Sale Details** 10% deposit, 6 week settlement
- Rent Review:** Annual to the greater of CPI or 4% Market at option.
- Lease Details:** Long term preferred
- Outgoings:** Council \$1,374 p.a; Strata \$6,913 p.a; Water \$36.90 p.a; Total \$8,323.90 p.a approx.

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 outgoing are exclusive of GST.

**Locally Owned & Operated**

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