

MONA VALE



Polo Sea is a modern Industrial Estate in Mona Vale close to the junction of Barrenjoey Road, Mona Vale Business District, shops, banks, gym and public transport, with a cafe on site.

Industrial storage mezzanine with adjoining office

Benefits include:

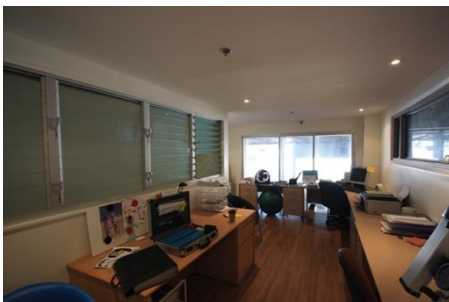
- * 18sqm office
- * 85sqm mezzanine
- * 1 car space
- * Security gated estate
- * Shared amenities
- * One-way traffic flow
- * Landscaped gardens
- * Available now

Unit	Warehouse m ²	Office m ²	Other m ²	Total m ²	Rent PA	Net/Gross
4		18	85	103		Gross

Prices exclude GST

- Car Parking:** 1 parking space
- Zoning:** E4 - General Industrial
- Outgoings:** Included in annual rent; except for 50% share of electricity
- Rent Review:** Annual to the greater of CPI or 4%. Market at option.
- Lease Terms:** Long term preferred

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 outgoings are exclusive of GST.

Locally Owned & Operated

Suite 110, 658 Pittwater Road Brookvale NSW 2100

T 02 9905 4000 F 02 9905 4211

www.northernbeachescommercial.com.au

ABN 17 141 877 465