

## BROOKVALE



Top location in the heart of Brookvale's industrial area, with access from Chard Road or Sydenham Road.

Quality industrial unit with the following benefits:

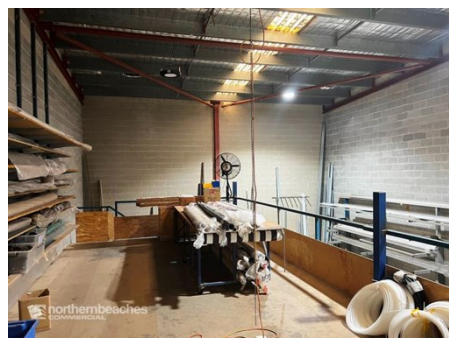
- \* 7.3m - 7.8m clearance
- \* Ducted a/c mezzanine office
- \* Electric roller door with 5m clearance
- \* 3 parking spaces
- \* Easy access from Chard Road or Sydenham Road
- \* Kitchenette, M & F amenities plus shower
- \* 3 phase power
- \* Suitable for a multitude of business uses
- \* Available July, 2024

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
Unit 5	174	32		206		Gross

Prices exclude GST

- Car Parking:** 3 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 **David Haynes** on **0417 242 043** or [david@nbcommercial.com.au](mailto: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**

Suite 110, 658 Pittwater Road Brookvale NSW 2100

T 02 9905 4000 F 02 9905 4211

[www.northernbeachescommercial.com.au](http://www.northernbeachescommercial.com.au)

ABN 17 141 877 465