

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:

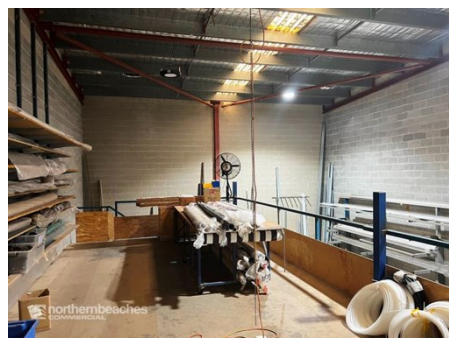
- * 7.3m - 7.8m clearance
- * Ducted a/c mezzanine office
- * Electric roller door with 5m clearance
- * 3 parking spaces
- * Easy access from Chard Road or Sydenham Road
- * Kitchenette, M & F amenities plus shower
- * 3 phase power
- * Suitable for a multitude of business uses
- * Available July, 2024

Unit	Warehouse m ²	Office m ²	Other m ²	Total m ²	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



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Locally Owned & Operated

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