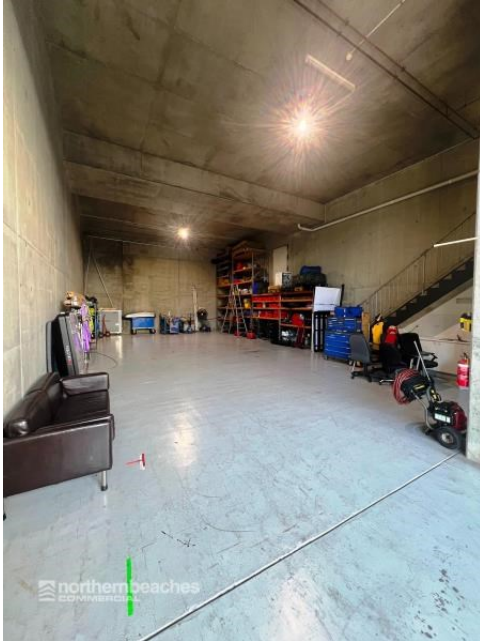


BROOKVALE



A well presented industrial unit in an excellent location on the western side of Old Pittwater Road Brookvale. The unit is within a popular commercial & industrial estate in close proximity to Westfield Warringah Mall and major arterial roads.

The property is a modern industrial unit with the following features:

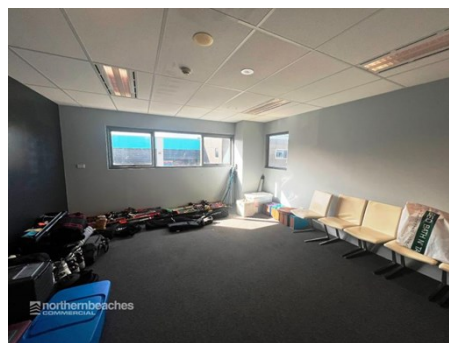
- * High clearance warehouse
- * Easy access
- * Electric roller door
- * Full amenities plus shower
- * 3 car spaces
- * 6m clearance, clear span
- * Air conditioned mezzanine office
- * Excellent natural light throughout office
- * 3 phase power
- * Suitable for a wide variety of business types

| Unit | Warehouse m ² | Office m ² | Other m ² | Total m ² | Rent PA | Net/Gross |
|---------|--------------------------|-----------------------|----------------------|----------------------|---------|-----------|
| Unit 28 | 153 | 33 | | 186 | | 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 **Nick Masselos** on **0419 993 978** or 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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