

## BROOKVALE



The property is located on the eastern side of Pittwater Road in the heart of Brookvale's industrial precinct. Close to all business and trade services, sandwich shops, banking and Warringah Mall.

Quality industrial unit about to be fully refurbished throughout following fire damage. Located on upper level of popular estate with easy access and the following benefits:

- \* Mezzanine office
- \* 3 phase power
- \* Own kitchen, male and female w/c plus shower
- \* A/C ground floor foyer plus mezzanine office
- \* Sundrenched with great natural light
- \* 3 allocated car spaces
- \* All weather loading and unloading
- \* Suitable for a wide variety of business types
- \* Completion expected September, 2024

| Unit    | Warehouse m <sup>2</sup> | Office m <sup>2</sup> | Other m <sup>2</sup> | Total m <sup>2</sup> | Sale Price |
|---------|--------------------------|-----------------------|----------------------|----------------------|------------|
| Unit 17 | 148                      | 59                    |                      | 207                  |            |

Prices exclude GST

- Car Parking:** 3 parking spaces
- Zoning:** E4 - General Industrial
- Outgoings:** Strata \$8,619.44 p.a; Water \$83.20 p.a; Council \$1,377.97 p.a; Total \$10,080.61 p.a approx.
- Sale Details:** 10% deposit, 6 week settlement

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

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