

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 fully refurbished at a high level throughout following fire damage. Located on upper level of popular estate with easy access and the following benefits:

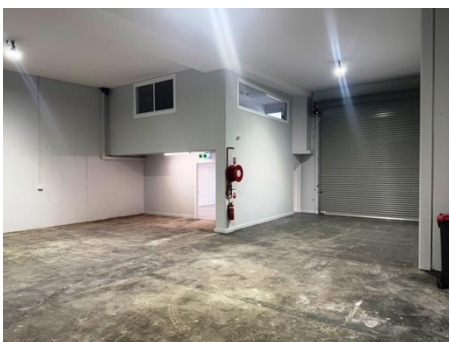
- * Stylishly modernised
- * Sundrenched with great natural light
- * A/C mezzanine office with operable windows
- * Own kitchen, male and female w/c plus shower
- * A/C ground floor foyer
- * 3 allocated car spaces
- * All weather loading and unloading
- * Electric roller door
- * Security system cameras and alarm / LED lighting
- * Suitable for a wide variety of business types

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



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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