

## TERREY HILLS



The property is well located in the Terrey Hills industrial precinct with easy access to Mona Vale Rd, and has the following features.

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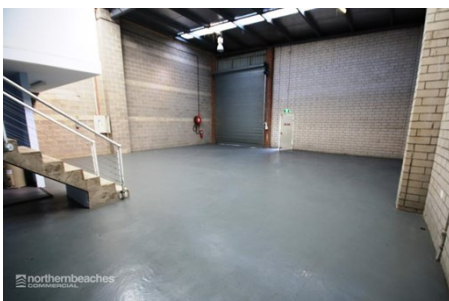
- \* Easy access for trucks & containers
- \* 3 phase power
- \* Ample parking
- \* Good natural light
- \* High clearance warehouse
- \* Internal amenities
- \* Suitable for a wide variety of business types

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 3 and 4	385	71		456		Net

*Prices exclude GST*

- Car Parking:** Ample
- Zoning:** E4 - General Industrial
- Outgoings:** Estimated amounts to be confirmed
- 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](mailto: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 outgoings are exclusive of GST.

### Locally Owned & Operated

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