

BELROSE



The industrial estate is located in the "Austlink Business Park" uniquely located in Garigal National Park, allowing easy access to both the Northern Beaches and North Shore areas. Only a few minutes walk to cafes, Bunnings and the Supa Center.

A modern warehouse unit located in a well presented Industrial estate with the following features:

- * Easy access
- * Column free warehouse
- * Mezzanine office with great natural light
- * 3 car spaces
- * Kitchenette
- * Full amenities including shower
- * High clearance roller door

Don't miss this great opportunity to lease a fantastic industrial unit suitable for a wide range of business types.

Unit	Warehouse m ²	Office m ²	Other m ²	Total m ²	Rent PA	Net/Gross
Unit T7	168	73		241		Gross

Prices exclude GST

- Car Parking:** 3 car spaces
- Zoning:** B7 Business Park
- 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



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Locally Owned & Operated

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