

BALGOWLAH



The property is located in the heart of Balgowlah's highly sought after industrial precinct, directly opposite Woolworths, and a short walk to Bunnings and Aldi.

The property is a well presented Industrial unit with the following features:

- * Prime location
- * Functional warehouse
- * Air conditioned mezzanine office.
- * Partitioned offices and open plan area.
- * Great natural light
- * Easy truck access
- * 4 car spaces
- * M & F amenities, plus shower & kitchenette
- * Large power supply
- * The unit consists of a ground floor strata area of 167m² with an additional mezzanine of 167m²

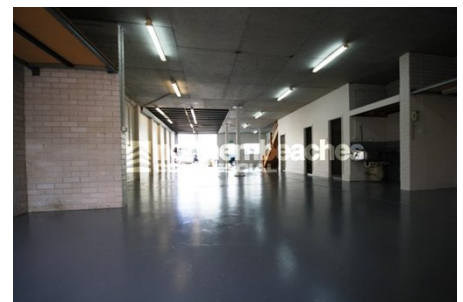
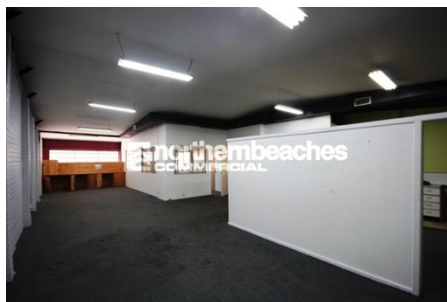
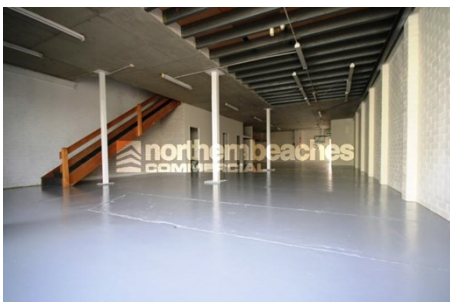
Don't miss this great opportunity to occupy a fantastic industrial unit, suitable for a wide range of business types

Unit	Warehouse m ²	Office m ²	Other m ²	Total m ²	Rent PA	Net/Gross	Sale Price
25	167	167		334		Gross	

Prices exclude GST

- Car Parking:** 4 parking spaces
- Zoning:** E3 - Productivity Support
- Sale Details:** 10% on exchange, 6 week settlement
- Rent Review** Annual to the greater of CPI or 4%. Market at option.
- Lease Details:** Long term preferred
- Outgoings:** Council \$1,557.23 p.a; Strata \$7,752 p.a; Water \$51.12 p.a; Total \$9,360.35 p.a approx.

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 outgoings are exclusive of GST.

Locally Owned & Operated

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