

## BROOKVALE



The property is situated in the modern Tradewinds development behind Brookvale Bus Depot, above Winnings Appliances. The property is in the heart of Brookvale's industrial district, close to Warringah Mall, and numerous trade suppliers.

The property has the following features:

- \* Modern industrial unit with excellent presentation
- \* Ground floor production / storage
- \* First floor air conditioned office
- \* Bathroom and kitchenette with shower
- \* Good truck access
- \* Cafe on site
- \* Great natural light
- \* 2 car spaces
- \* Suitable for a wide variety of business types.

Don't miss this opportunity to lease a great industrial unit in the heart of Brookvale.

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
26	85	85		170		Gross

Prices exclude GST

- Car Parking:** 2 parking spaces
- Zoning:** E4 - General Industrial
- 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](mailto:nick@nbcommercial.com.au)



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**Locally Owned & Operated**

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