

## NEWPORT



The property is situated at the Gateway to Newport Beach's retail/commercial precinct on Barrenjoey Road.

First floor office overlooking Barrenjoey Road.

Benefits include:

- \* Near new carpet
- \* Recently painted
- \* Good natural light
- \* Ample parking
- \* Air conditioned
- \* Shared amenities
- \* Own kitchenette
- \* Rent excludes common area cleaning fee and electricity
- \* Available October 2024

Suite	Area m <sup>2</sup>	Annual Rental	Net/Gross
Unit 4 & 5	51	\$25,000	Net

Prices exclude GST

- Rent Review:** Annual to the greater of CPI or 4%. Market at option.
- Outgoings:** Electricity \$700 p.a; Cleaning \$2,528 p.a; Total \$3,228 p.a
- Lease Terms:** Long term preferred
- Car Parking:** Ample onsite
- Zoning:** E1 - Local Centre

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 outgoings are exclusive of GST.

**Locally Owned & Operated**

Suite 110, 658 Pittwater Road Brookvale NSW 2100

T 02 9905 4000 F 02 9905 4211

www.northernbeachescommercial.com.au

ABN 17 141 877 465