

## BROOKVALE

Biztek is a premium architecturally designed strata titled commercial building, located on the Western side of Dale Street. The property is a short distance from Warringah Mall, offering modern office accommodation, with easy access to public transport.

This excellent modern office suite is uniquely split over two levels. The suite benefits from an abundance of natural light from its perfectly positioned northern street front corner position on level 3 (top floor).

Apart from being the best suite in the Estate, benefits include:

- \* Modern design with expansive glass frontage
- \* Immaculate presentation
- \* Abundant natural light
- \* New LED lights
- \* Ground floor - 110m<sup>2</sup> / Mezzanine - 64m<sup>2</sup>
- \* Open plan layout
- \* Meeting room / boardroom
- \* Own modern kitchen
- \* Ducted air-conditioning
- \* 5 basement car spaces
- \* Shared male & female amenities & common shower facility
- \* Dual lift access from basement carpark



Suite	Area m <sup>2</sup>	Annual Rental	Net/Gross
Suite 301	174		Net

Prices exclude GST

- Rent Review:** Annual to the greater of CPI or 4%. Market at option.
- Outgoings:** Council \$1,438 p.a; Strata \$15,315 p.a; Water \$40 p.a; Total \$16,793 p.a
- Lease Terms:** Long term preferred
- Car Parking:** 5 parking spaces
- Zoning:** E4 - General Industrial

For further details contact **David Haynes** on **0417 242 043** or [david@nbcommercial.com.au](mailto: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.

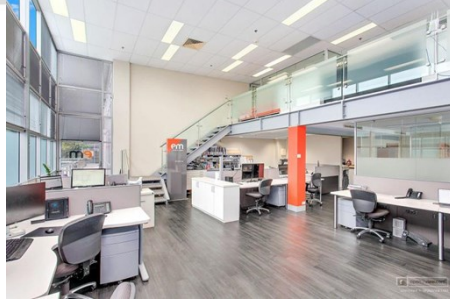
**Locally Owned & Operated**

Suite 110, 658 Pittwater Road Brookvale NSW 2100

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[www.northernbeachescommercial.com.au](http://www.northernbeachescommercial.com.au)

ABN 17 141 877 465



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