

WARRIEWOOD



The property is in an excellent position, overlooking and adjoining Pittwater Council's landscaped Narrabeen Creek restoration and Warriewood Wetland's walk and cycle path.

This industrial unit is in a modern industrial development in a private bush setting with an after hours security gate, and the following features:

- * Easy access
- * Additional 66m² storage mezzanine
- * Three phase power
- * Motorised roller door
- * Great natural light
- * Toilet and kitchenette
- * 7.5m high clearance
- * 1 parking space

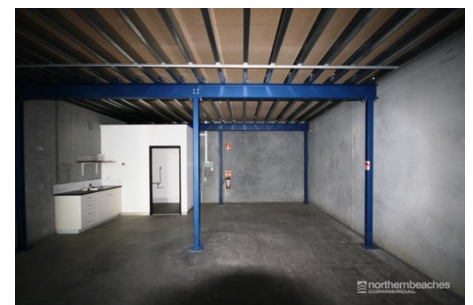
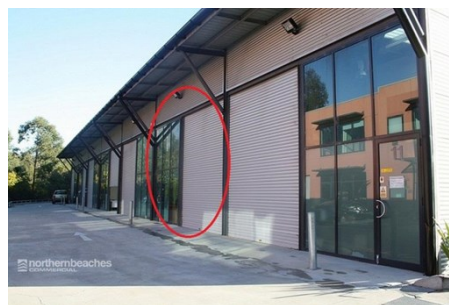
Suitable for a wide range of business types.

Unit	Warehouse m ²	Office m ²	Other m ²	Total m ²	Rent PA	Net/Gross
12	96			96		Gross

Prices exclude GST

- Car Parking:** 1 parking space
- Zoning:** IN2 Light Industrial
- Outgoings:** Included in annual rent
- Rent Review:** CPI/4% whichever is greater
- Lease Terms:** Long term preferred

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 outgoing are exclusive of GST.

Locally Owned & Operated

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