

## BELROSE

The property is located in the heart of Austlink Business Centre at the intersection of Mona Vale Rd and Forest Way, Belrose.

Spacious, open plan office suite with a large balcony facing Garigal National Park.

Benefits include:

- \* 2 adjoining suites
- \* 4 security parking spaces
- \* Bonus 13m2 and 12m2 balconies
- \* Own kitchenette's
- \* M & F amenities on each level
- \* Air conditioned
- \* Mixture of partitioning and open plan
- \* Excellent natural light
- \* Will suit a multitude of professional usages including medical
- \* Available October, 2024



Suite	Area m <sup>2</sup>	Annual Rental	Net/Gross
Suite 3 and 4	124		Gross

Prices exclude GST

**Rent Review:** Annual to the greater of CPI or 4%. Market at option.

**Outgoings:** Included in annual rent

**Lease Terms:** Long term preferred

**Car Parking:** 4 parking spaces

**Zoning:** B7 Business Park

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 outgoing are exclusive of GST.

**Locally Owned & Operated**

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