

## BELROSE



The property, Austlink Corporate Centre, 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 13m<sup>2</sup> and 12m<sup>2</sup> 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:** SP4 Enterprise

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



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**Locally Owned & Operated**

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