

BROOKVALE



Excellent location, a short distance from Pittwater Road, local shops, banks etc

Excellent modern high clearance clearspan warehouse.

Benefits that include:

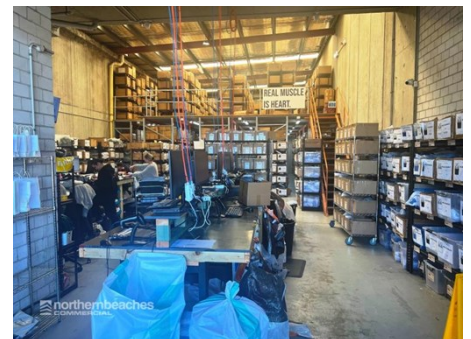
- * 40ft container access via a wide driveway
- * High clearance / all weather loading / unloading
- * Excellent natural light
- * Air conditioned modern mezzanine office with floating timber flooring
- * 7 parking spaces
- * Male and female amenities
- * Kitchenette on both levels
- * 3 phase power
- * High clearance roller shutter
- * Modern tilt slab construction
- * Available January, 2025

Unit	Warehouse m ²	Office m ²	Other m ²	Total m ²	Rent PA	Net/Gross
Unit 1	270	151		421		Gross

Prices exclude GST

- Car Parking:** 7 parking spaces
- Zoning:** E4 - General Industrial
- Outgoings:** Included in annual rent
- Rent Review:** Annual to the greater of CPI or 4%. Market at option.
- Lease Terms:** Long term preferred

For further details contact **David Haynes** on **0417 242 043** or david@nbcommercial.com.au



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Locally Owned & Operated

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