FOR LEASE

BELROSE

The property is located in Austlink Business Park on the intersection of Mona Vale Rd and Forest Way, Belrose giving easy access throughout the Northern Beaches and the upper North Shore.

Immaculate modern industrial/production warehouse.
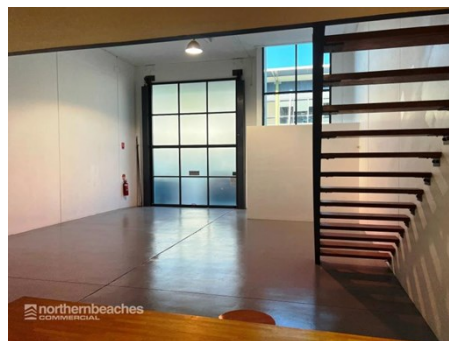
Benefits include:

* High clearance, clearspan industrial unit
* Mezzanine office at rear
* Easy level access
* Mezzanine to be partitioned and air conditioned
* 3 car spaces (two undercover)
* 5m clearance
* W/C, kitchenette and shower
* 3 phase power
* Glass bi-fold door access
* Cafe at door step
* Available now

Unit	Warehouse m²	Office m²	Other m²	Total m²	Rent PA	Net/Gross
Unit B2	107	33		140		Gross

Prices exclude GST

Car Parking:	3 parking spaces
Zoning:	SP4 Enterprise
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**

SALES | LEASING | PROPERTY MANAGEMENT