

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:

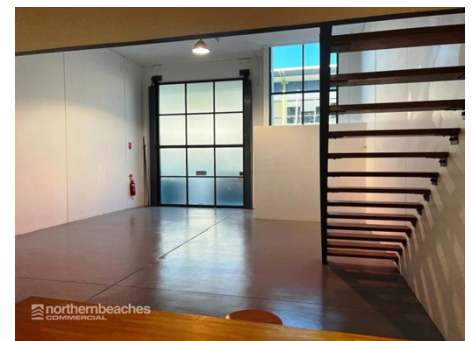
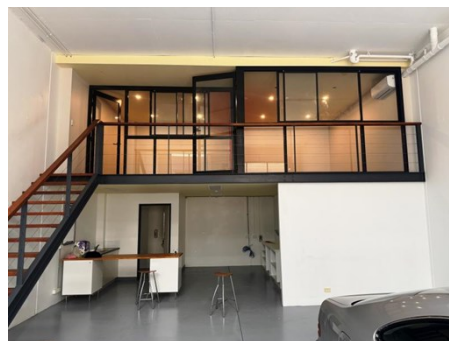
- * High clearance, clearspan industrial unit
- * Mezzanine office at rear
- * Easy level access
- * Mezzanine to be partitioned and air conditioned
- * 3 car spaces (two undercover)
- * 5m clearance
- * W/C, kitchenette and shower
- * 3 phase power
- * Glass bi-fold door access
- * Cafe at door step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

Unit	Warehouse m ²	Office m ²	Other m ²	Total m ²	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



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

Suite 110, 658 Pittwater Road Brookvale NSW 2100

T 02 9905 4000 F 02 9905 4211

www.northernbeachescommercial.com.au

ABN 17 141 877 465