

## FRENCHS FOREST



The property is a well presented industrial unit, located in Rodborough Road, Frenchs Forest, with easy access to both the upper and lower north shore, and the Northern Beaches.

The property has the following features:

- \* Great container access
- \* High clearance warehouse
- \* Well presented air conditioned offices
- \* Partitioned offices with a separate meeting room.
- \* Central open plan work area
- \* Male and female amenities
- \* Own kitchenette
- \* 7 parking spaces
- \* Suitable for a wide variety of business types

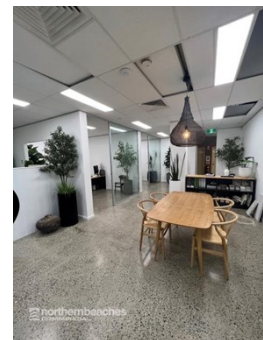
The unit consists of the following  
449m2 High clearance warehouse  
250m2 Ground floor office

| Unit                  | Warehouse m <sup>2</sup> | Office m <sup>2</sup> | Other m <sup>2</sup> | Total m <sup>2</sup> | Rent PA | Net/Gross |
|-----------------------|--------------------------|-----------------------|----------------------|----------------------|---------|-----------|
| Unit 9 - Ground floor | 449                      | 250                   |                      | 699                  |         | Net       |

Prices exclude GST

- Car Parking:** 7 parking spaces
- Zoning:** B7 Business Park
- Outgoings:** Estimated at \$27,000 p.a
- Rent Review:** Annual to the greater of CPI or 4%. Market at option.
- Lease Terms:** Long term preferred

For further details contact **Nick Masselos** on **0419 993 978** or [nick@nbcommercial.com.au](mailto:nick@nbcommercial.com.au)



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**Locally Owned & Operated**

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