

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

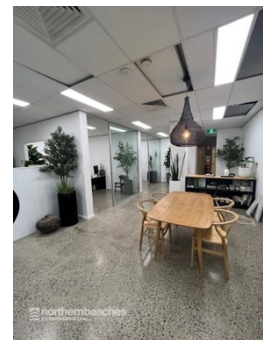
The unit consists of the following
449m2 High clearance warehouse
250m2 Ground floor office

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



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

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