

## 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

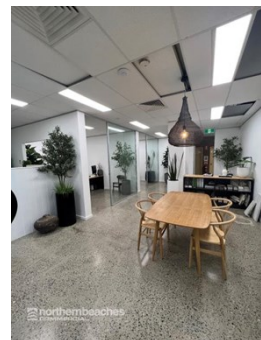
The unit consists of the following  
449m<sup>2</sup> High clearance warehouse  
250m<sup>2</sup> Ground floor office

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)



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](http://www.northernbeachescommercial.com.au)  
ABN 17 141 877 465