

BELROSE



The property is located in the heart of Austlink Business Centre at the intersection of Mona Vale Rd and Forest Way, Belrose.

Modern, well presented adjoining office suites to be sold in one line. Occupy or invest.

Benefits include:

- * Modern partitioning
- * Long term Lessee prepared to sign 3 year lease for Suite 39
- * Good natural light
- * Ducted air conditioning
- * 4 parking spaces
- * Own kitchenette
- * Security building
- * Shared amenities
- * Boardroom

| Unit | Area m ² | Sale Price |
|-----------------|---------------------|------------|
| Suite 38 and 39 | 146 | |

Prices exclude GST

- Car Parking:** 4 parking spaces - 2 undercover
- Zoning:** B7 Business Park
- Sale Details:** 10% deposit, 6 week settlement
- Outgoings:** Strata \$13,919.32 p.a; Council \$2,880 p.a; Water \$64 p.a; Total \$16,863.32 p.a approx.

For further details contact **David Haynes** on **0417 242 043** or david@nbcommercial.com.au



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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