

WARRIWOOD



This property is located in the Warriewood industrial precinct, with easy access to major arterial roads and is a few minutes drive to Mona Vale Road, Narrabeen and local amenities.

The property is a modern industrial unit with the following features:

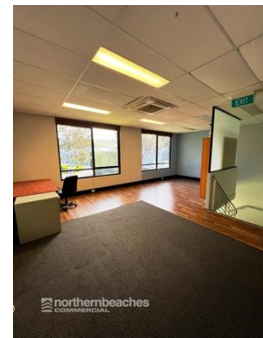
- * Easy access
- * 3 phase power
- * Great natural light
- * W/C and shower
- * 4 parking spaces
- * Kitchenette
- * Air conditioning mezzanine office
- * Great street frontage
- * Additional storage mezzanine of approx 55m²
- * Suitable for a wide range of business types

Unit	Warehouse m ²	Office m ²	Other m ²	Total m ²	Rent PA	Net/Gross
Unit 13	113	55		168	\$55,000	Gross

Prices exclude GST

- Car Parking:** 4 parking spaces
- Zoning:** E4 - General Industrial
- 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 **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

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