

## BELROSE



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

The unit has been immaculately refurbished into a modern office with the following features:

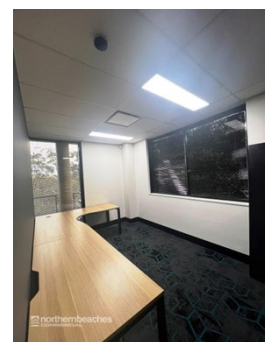
- \* Excellent, modern office
- \* Corner position providing great natural light
- \* Fabulous views of Garigal National Park
- \* Partitioned into 3 separate offices
- \* Reception
- \* Data and storage area
- \* New kitchen
- \* Individually operated ducted A/C
- \* Balcony
- \* 2 car spaces
- \* Partly furnished ready to occupy
- \* Perfect for a multitude of professional usages

Suite	Area m <sup>2</sup>	Annual Rental	Net/Gross
Suite 16	61		Gross

Prices exclude GST

- Rent Review:** Annual to the greater of CPI or 4% Market at option.
- Outgoings:** Included in annual rent
- Lease Terms:** Long term preferred
- Car Parking:** 2 parking spaces
- Zoning:** B7 Business Park

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 outgoings 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