

## CROMER



The property is located in Cromer's premier Industrial Estate which can be easily accessed via two separate streets and has an onsite Cafe.

Private office suite with the following benefits:

- \* Long established Lessee
- \* Security gated estate
- \* Air conditioned
- \* Shared amenities
- \* Floor to ceiling windows providing good natural light
- \* 1 parking space
- \* Bonus 7.8sqm balcony
- \* On-site cafe
- \* Great working environment

Suite	Area m <sup>2</sup>	Rent PA Net	Sale Price
Unit 24C	31	\$11,737	\$245,000

*GST not applicable*

<b>Car Parking:</b>	1 parking space
<b>Zoning:</b>	IN1 General Industrial
<b>Sale Details:</b>	10% deposit, 6 week settlement
<b>Rent Review:</b>	NA
<b>Lease Details:</b>	2 year lease expiring 29 April, 2026; no option, current rent \$14,500 p.a gross + GST
<b>Outgoings:</b>	Council \$1,438.16 p.a; Water \$348.64 p.a; Strata \$976 p.a; Total \$2,762.80 p.a approx.

For further details contact **David Haynes** on **0417 242 043** [david@nbcommercial.com.au](mailto:david@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](http://www.northernbeachescommercial.com.au)

ABN 17 141 877 465



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