

CROMER



The property is located in Comer's Industrial Precinct, and is easily accessible throughout the Northern Beaches.

Modern industrial unit in a very popular security gated estate, with the following features:

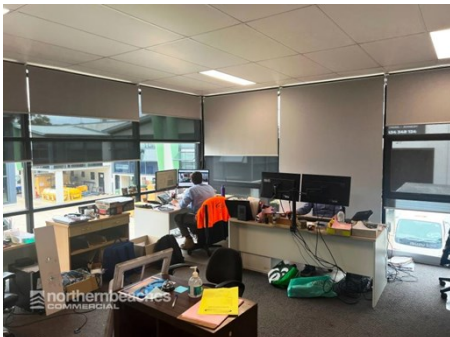
- * Clearspan warehouse
- * A/C mezzanine office with good natural light
- * 84sqm bonus storage mezzanine
- * On-site cafe
- * Security gated estate
- * Electric roller door
- * 2 parking spaces
- * W/C, kitchenette & shower
- * Container access
- * 3 phase power
- * Suitable for a wide range of business types

Unit	Warehouse m ²	Office m ²	Other m ²	Total m ²	Rent PA	Net/Gross
Unit 34 (Lot 37)	128	42		170		Gross

Prices exclude GST

- Car Parking:** 2 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 **David Haynes** on **0417 242 043** or 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

ABN 17 141 877 465