

## CROMER

The property is located in the heart of the Cromer industrial precinct, with easy access throughout the Northern Beaches.



This is a unique opportunity to lease a fantastic freestanding building with the following features.

- \* High clearance warehouse
- \* Large hardstand yard
- \* Extensive awning to give covered area
- \* Fabulous street frontage
- \* Easy access
- \* Modern kitchen and amenities
- \* Amazing office fit out
- \* Great natural light
- \* Ample onsite parking
- \* Easy container access
- \* 3 phase power
- \* Includes rear storage mezzanine of 17m2
- \* Extensive solar panels on the roof which can significantly reduce power costs.
- \* Suitable for a wide range of business types

This is a rare opportunity to lease a functional and very usable industrial building suitable for manufacturing, warehouse and distribution or any other business types.

Unit	Warehouse m <sup>2</sup>	Office m <sup>2</sup>	Other m <sup>2</sup>	Total m <sup>2</sup>	Rent PA	Net/Gross
Whole building	420	182	17	619		Gross

Prices exclude GST

- Car Parking:** Ample
- Zoning:** E4 - General Industrial
- Outgoings:** Included in annual rent
- Rent Review:** Annual to the greater of CPI or 3% Market at option.
- Lease Terms:** Long term preferred

For further details contact **Nick Masselos** on **0419 993 978** or [nick@nbcommercial.com.au](mailto: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](http://www.northernbeachescommercial.com.au)

ABN 17 141 877 465



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