

## BELROSE



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

Spacious, open plan immaculate office suite located on the second floor.

Benefits include:

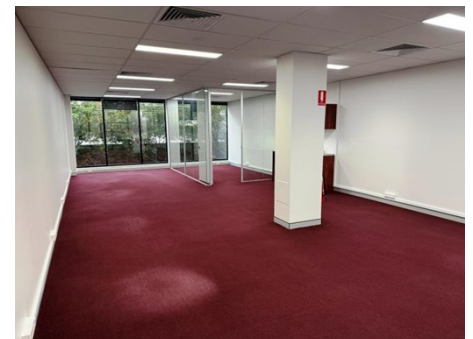
- \* 2 parking spaces; 1 security basement
- \* Own kitchenette
- \* Freshly painted
- \* Internally controlled ducted air conditioning
- \* Open plan with one glass partitioned office
- \* Shared W/C facilities
- \* Lift access
- \* Excellent natural light
- \* Will suit a multitude of professional usages including medical

Unit	Area m <sup>2</sup>	Sale Price
Suite 41	77	\$320,000

Prices exclude GST

- Car Parking:** 2 parking spaces
- Zoning:** SP4 Enterprise
- Sale Details:** 10% deposit, 6 week settlement
- Outgoings:** Strata \$6,774.88 p.a; Water \$32 p.a; Council \$1,440 p.a; Total \$8,246.88 p.a approx.

For further details contact **David Haynes** on **0417 242 043** or [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