

## WARRIEWOOD



Ideally located in the centre of the Warriewood / Mona Vale industrial area and close to transport, Mona Vale Road access and Mona Vale's bustling retail centre.

Situated in a highly desirable light-industrial estate. The property itself presents with a number of convenient features making it ideal for small business.

Features include:

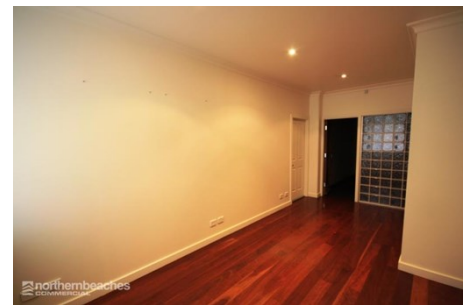
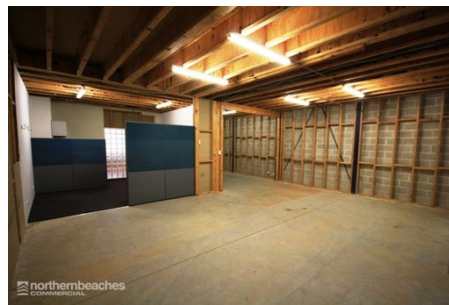
- \* Easy level direct vehicle access
- \* High electric roller door with container access
- \* Stylish timber floored entrance foyer
- \* Spacious, separate office /showroom
- \* Sole use kitchenette, hot/cold water; male & female toilet
- \* Flexible layout ready for bespoke fit out
- \* 24/7 access; sub meter for electricity
- \* Two parking spaces
- \* Available end December, 2024

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
Unit 29 (Grnd floor)	138			138		Gross

Prices exclude GST

- Car Parking:** 2 allocated parking spaces
- Zoning:** SP4 Enterprise
- 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 outgoing are exclusive of GST.

### Locally Owned & Operated

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