

MANLY VALE



The property is located in Manly Grove a very popular estate in Campbell Parade, Manly Vale. It is accessed via Condamine Street giving easy access to the Burnt Bridge by-pass to Mosman and the city.

Excellent industrial unit in a great location in "B" Block, near the entrance to the estate.

Benefits include:

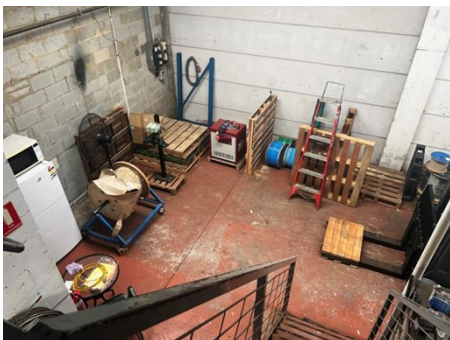
- * Mezzanine office 20m²
- * 3 phase power
- * Storage mezzanine 13m²
- * W/C and kitchenette
- * 2 parking spaces
- * Available late November, 2024

Unit	Warehouse m ²	Office m ²	Other m ²	Total m ²	Rent PA	Net/Gross
Unit B4	108	20	13	141		Gross

Prices exclude GST

- Car Parking:** 2 parking 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 / short term considered

For further details contact **David Haynes** on **0417 242 043** or david@nbcommercial.com.au



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Locally Owned & Operated

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