

## BELROSE



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

The offices are situated in a boutique office development and offer the following features:

- \* Ducted air conditioning and operable windows
- \* 4 car spaces
- \* Great natural light
- \* Flexible office fit out
- \* Carpeted
- \* Own amenities
- \* Terrace overlooking lake
- \* Direct level access from car park
- \* Pleasant leafy environment
- \* Suitable for a wide range of business types.

Don't miss this opportunity to lease a well presented office in a great location.

Suite	Area m <sup>2</sup>	Annual Rental	Net/Gross
G/F Suite 1 & 3	125		Gross

Prices exclude GST

- Rent Review:** Annual to the greater of CPI or 4%. Market at option.
- Outgoings:** Included in annual rental
- Lease Terms:** Long term preferred
- Car Parking:** 4 parking spaces
- Zoning:** SP4 Enterprise

For further details contact **Nick Masselos** on **0419 993 978** or **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

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