

## BROOKVALE



The property is located on the southern side of Powells Road, a short distance from Pittwater Road and close to all amenities.

This is a great opportunity to lease the rear warehouse of a modern industrial unit in one of Brookvale's highly sought after estates.

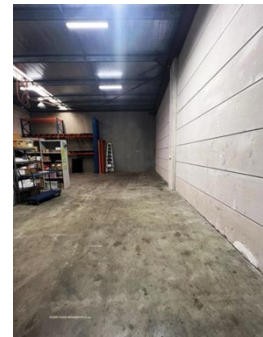
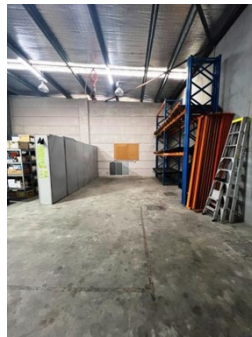
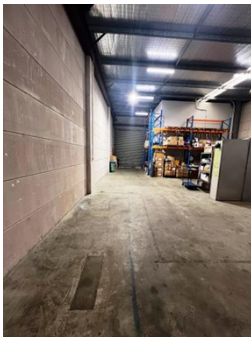
- \* Hi clearance 6m warehouse
- \* Easy direct access
- \* Full height automatic roller shutter
- \* Shared Kitchenette and WC
- \* Available racking
- \* 1 car space
- \* Ready to occupy now
- \* Great natural light
- \* Suitable for all storage and compact business types.

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
Warehouse 34	81			81		Gross

Prices exclude GST

- Car Parking:** 1 parking space
- 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

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 outgoing are exclusive of GST.

**Locally Owned & Operated**

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