

## WARRIEWOOD



This property is located in Warriewood Valley's industrial area, located a short distance from Mona Vale Road and nearby Mona Vale's bustling Retail centre.

The property is a well presented industrial unit with the following features:

- \* High clearance warehouse
- \* Easy roller door access
- \* Great natural light
- \* Flexible office configuration
- \* Partitioned and air conditioned mezzanine office
- \* Own kitchenette and W/C
- \* 3 car spaces
- \* Leafy outlook
- \* Security building

Ideal for a wide range of 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
Unit 48	134	80		214		Gross

Prices exclude GST

- Car Parking:** 3 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

For further details contact **Nick Masselos** on **0419 993 978** or [nick@nbcommercial.com.au](mailto:nick@nbcommercial.com.au)



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### Locally Owned & Operated

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