

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 ²	Office m ²	Other m ²	Total m ²	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



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Locally Owned & Operated

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