

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

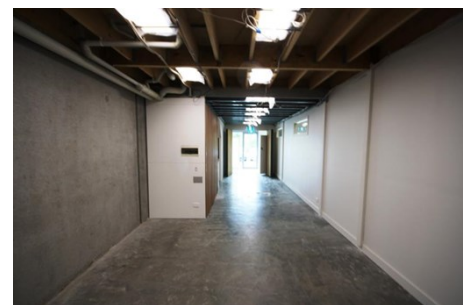
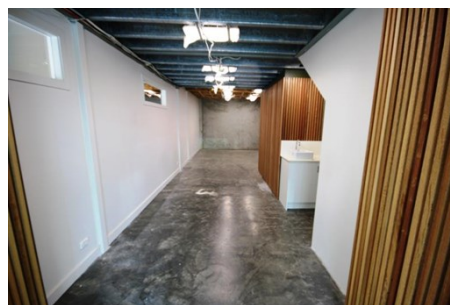
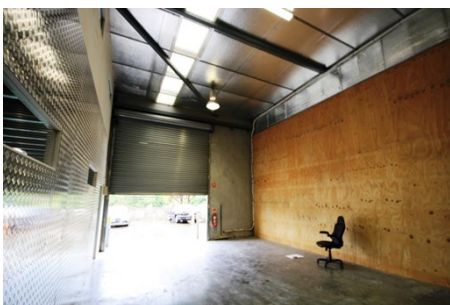
Ideal for a wide range of business types.

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



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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