

## BROOKVALE



The property is conveniently located in West St Brookvale, with easy direct access to Pittwater Rd.

This is a unique opportunity to lease a freestanding building with the following features:

- \* Easy access
- \* Column free warehouse
- \* 4 parking spaces
- \* Close to public transport and shops
- \* Kitchenette
- \* Toilet and shower
- \* Great natural light
- \* Air conditioned office.
- \* 3 Phase power
- \* Suitable for a wide variety 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
Rear	262	70		332		Gross

*Prices exclude GST*

- Car Parking:** 4 parking spaces
- Zoning:** E4 - General Industrial
- Outgoings:** Included in annual gross 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 outgoings are exclusive of GST.

**Locally Owned & Operated**

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