

BALGOWLAH



The property is positioned in the Balgowlah Industrial precinct with a broad street frontage and prime exposure to Kenneth Rd. The property is easy walking distance to Condamine St, and close to many other local amenities, including Bunnings, Woolworths, Harvey Norman and Aldi.

The unit is located on the ground floor, at the front of a freestanding building, with the following features:

- * Great street exposure
- * Easy level access
- * Open plan layout
- * 4 car spaces
- * 3 phase power
- * Kitchenette and toilet
- * Great natural light

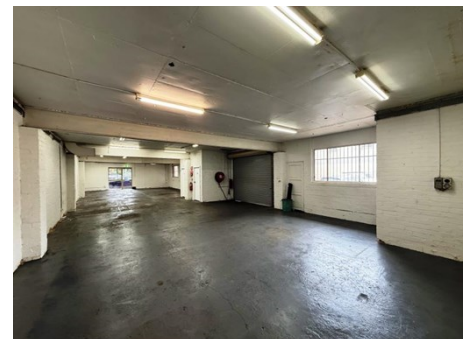
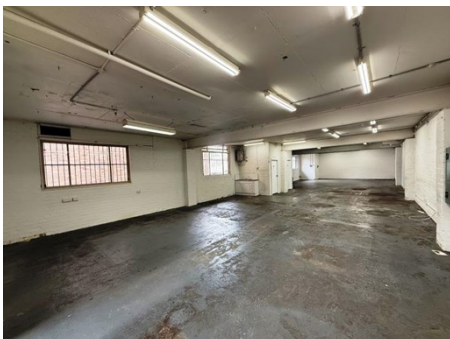
This is a rare opportunity to lease a functional and very usable industrial property suitable for a wide variety of business types.

Unit	Warehouse m ²	Office m ²	Other m ²	Total m ²	Rent PA	Net/Gross
Unit 1	173			173		Net

Prices exclude GST

- Car Parking:** 4 car spaces
- Zoning:** E3 - Productivity Support
- Outgoings:** Water rates \$500pa
- 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

Suite 110, 658 Pittwater Road Brookvale NSW 2100

T 02 9905 4000 F 02 9905 4211

www.northernbeachescommercial.com.au

ABN 17 141 877 465