

BELROSE



Garigal is located in the Austlink Business Park on the intersection of Mona Vale Rd and Forest Way. The City, Chatswood, Western Suburbs, and Northern Beaches are easily accessible via major arterial roads.

Garigal is an ecologically sustainable strata titled office building with views over Garigal National Park.

Benefits include:

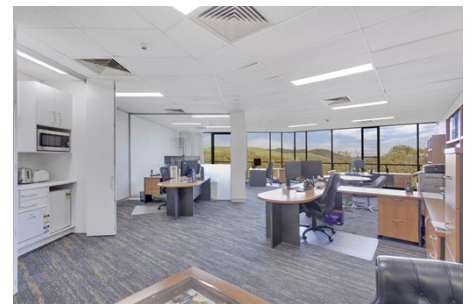
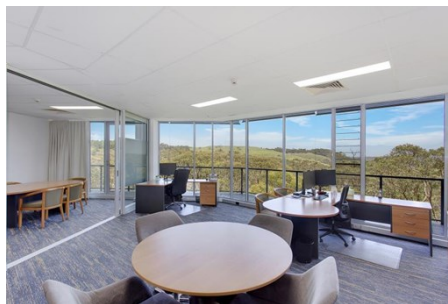
- * Magnificent unobstructed views
- * Additional 24m² balcony
- * Own kitchenette
- * Impressive bushland setting
- * Energy efficient building
- * Individual, split system, inverter air-conditioning
- * Natural ventilation
- * Solar activated sunscreens
- * Solar powered hot water
- * Excellent natural light from floor to ceiling glass

Suite	Area m ²	Annual Rental	Net/Gross
Suite 41	83	\$45,650	Gross

Prices exclude GST

- Rent Review:** Annual to the greater of CPI or 4% Market at option.
- Outgoings:** Included in annual rent
- Lease Terms:** Long term preferred
- Car Parking:** 4 secure basement parking spaces (1 tandem)
- Zoning:** SP4 Enterprise

For further details contact **David Haynes** on **0417 242 043** or david@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