

WARRIWOOD



The building is well located in Warriewood Valley within close proximity to Mona Vale Road. Local amenities and services are easily accessible.

Excellent high clearance industrial unit in popular estate.

Benefits include:

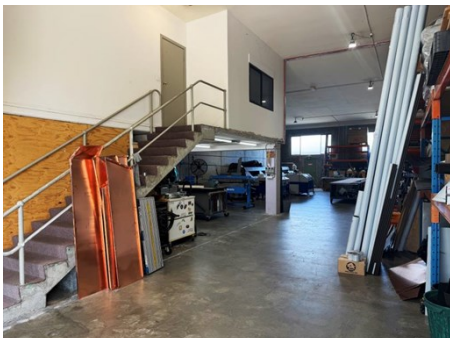
- * High clearance approx. 5.3m internal height
- * A/C partitioned mezzanine office
- * Container access
- * Electric 4.5m roller door
- * 3 phase power
- * LED lighting
- * 5 parking spaces
- * Own toilet, kitchen and shower
- * Suitable for a multitude of usages
- * Available 1 June, 2025

Unit	Warehouse m ²	Office m ²	Other m ²	Total m ²	Rent PA	Net/Gross
Unit 5	247	59		306		Gross

Prices exclude GST

- Car Parking:** 5 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 **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 outgoing are exclusive of GST.

Locally Owned & Operated

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