

WARRIEWOOD



The property is located in a new industrial development in the heart of Warriewood's industrial precinct.

A brand new high clearance industrial unit with the following features:

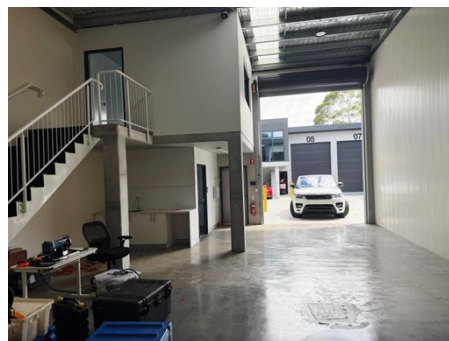
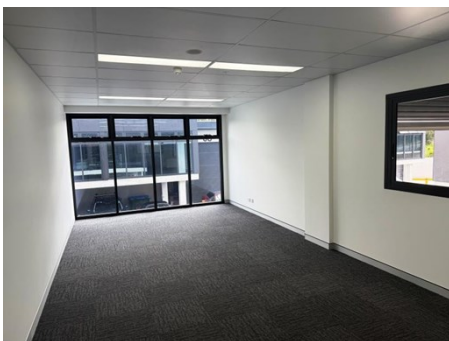
- * Easy vehicle level access
- * Great natural light
- * 4.5m automatic roller shutter door with remote access
- * 3 phase power
- * High ceiling clearance
- * A/C mezzanine office / NBN ready
- * LED lighting throughout
- * Open plan layout
- * 2 parking spaces
- * Own kitchenette
- * Security access 24 hours per day
- * Own W/C and shower
- * Suitable for a wide range of business types
- * Available now

Unit	Warehouse m ²	Office m ²	Other m ²	Total m ²	Rent PA	Net/Gross
Unit 21	89	38		127		Gross

Prices exclude GST

- Car Parking:** 2 parking spaces
- Zoning:** SP4 Enterprise
- 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

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