

WARRIEWOOD



The property is located in a well presented commercial / Industrial business park fronting Pittwater Road, close to Warriewood Square, Cinema's, McDonalds, Mona Vale CBD and the B-line bus stop.

A quality industrial unit with the following features:

- * Easy access
- * Well maintained and presentable business park.
- * Additional storage mezzanine of 59m²
- * Excellent natural light
- * Own kitchenette & toilets
- * Air conditioned mezzanine office
- * 4 parking spaces
- * 3 phase power
- * Roller door access
- * High clearance warehouse
- * Suitable for a wide range of business types.

Don't miss this opportunity to purchase a great industrial unit in a very popular development.

Unit	Warehouse m ²	Office m ²	Other m ²	Total m ²	Sale Price
Unit 13	133	39		172	

Prices exclude GST

- Car Parking:** 4 parking spaces
- Zoning:** SP4 Enterprise
- Outgoings:** Council \$1,456.96 p.a; Water \$700 p.a; Strata \$5,320 p.a; Total \$7,476.96 p.a approx.
- Sale Details:** 10% deposit, 6 week settlement

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