

## BROOKVALE



Prominent estate set high on the western side of Old Pittwater Road opposite Westfield Warringah Mall in Brookvale's thriving industrial area. Close proximity to banks, arterial roads, retail centre and business amenities.

Modern high clearance industrial unit with small ground and first floor office areas.

Benefits include:

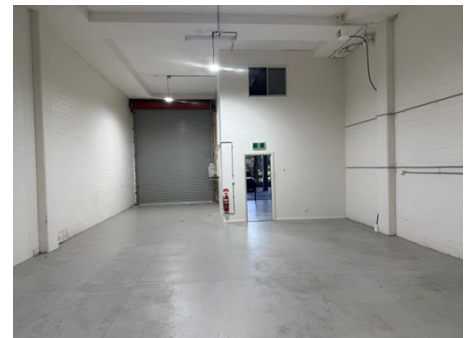
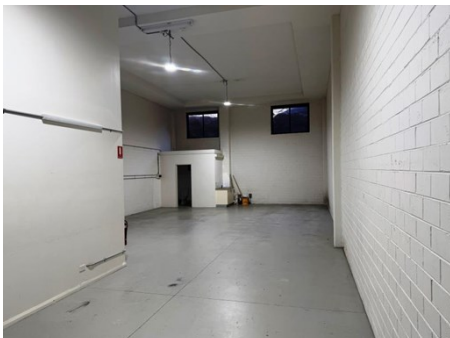
- \* All weather loading and unloading
- \* Bright office / showroom areas
- \* Good natural light
- \* High clearance warehouse (5.6m)
- \* Roller door access
- \* 3 undercover parking spaces directly opposite
- \* Full set of amenities including shower
- \* Available now

Unit	Warehouse m <sup>2</sup>	Office m <sup>2</sup>	Other m <sup>2</sup>	Total m <sup>2</sup>	Rent PA	Net/Gross
Unit A5	131	19		150		Gross

Prices exclude GST

- Car Parking:** 3 undercover parking spaces
- Zoning:** IN1 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](mailto: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**

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