

## MONA VALE



Excellent location in the heart of the industrial area of Mona Vale

Immaculate air conditioned office with bonus warehouse storage.

Benefits include:

- \* A/C mezzanine office
- \* 2 parking spaces
- \* Excellent natural light
- \* Wifi
- \* Ducted air conditioning
- \* Shared amenities
- \* Electricity included
- \* Warehouse area to suit 12 pallets

Suite	Area m <sup>2</sup>	Annual Rental	Net/Gross
Part 3B	23		Gross

Prices exclude GST

**Rent Review:** Annual to the greater of CPI or 4%. Market at option.

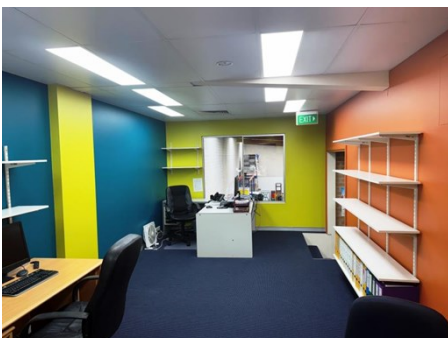
**Outgoings:** Included in annual rent

**Lease Terms:** Flexible

**Car Parking:** 2 parking spaces

**Zoning:** E4 - General Industrial

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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