

BELROSE



A modern industrial unit located on the Northern side of Narabang Way in the Austlink Business Park at the intersection of Mona Vale Road and Forest Way Belrose, close to Bunnings and The Belrose Super Centre.

This is a brand new, quality industrial unit with views over Garigal National Park with the following features:

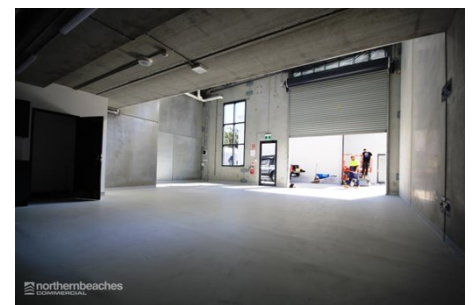
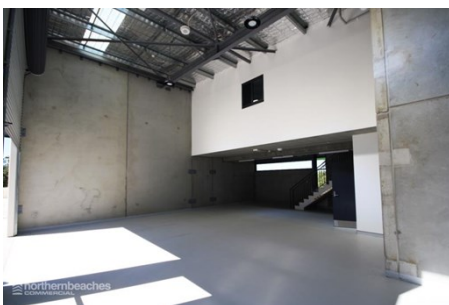
- * A/C mezzanine office including own small balcony
- * High 6m clearance
- * Electric roller shutter access (remote controlled)
- * Brilliant natural light
- * W/C and kitchenette
- * LED lighting throughout
- * Direct truck access
- * 2 allocated car parking spaces
- * New warehouse will suit a multitude of usages
- * Available early June, 2025

| Unit | Warehouse m ² | Office m ² | Other m ² | Total m ² | Rent PA | Net/Gross |
|---------|--------------------------|-----------------------|----------------------|----------------------|---------|-----------|
| Unit 27 | 102 | 37 | 4 | 143 | | 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

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