

## Brookvale

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Modern Hi-Tech Industrial Unit in sought after Warringah Business Centre, within walking distance of Westfield Warringah Mall Shopping Centre with wide district views from open plan fully ducted air-conditioned spacious office enjoying an abundance of natural light from east and north facing windows.

Comprising of:

- + Approx. 230m2 of total floor space, warehouse about 129m2, offices about 101m2 (to be confirmed).
- + Ground floor warehouse and showroom with front and rear access.
- + First floor mezzanine divided into three areas with ducted air conditioning.
- + Both floors have natural light from picture windows.
- + Two bathrooms, one on each floor, ground floor also has a shower.

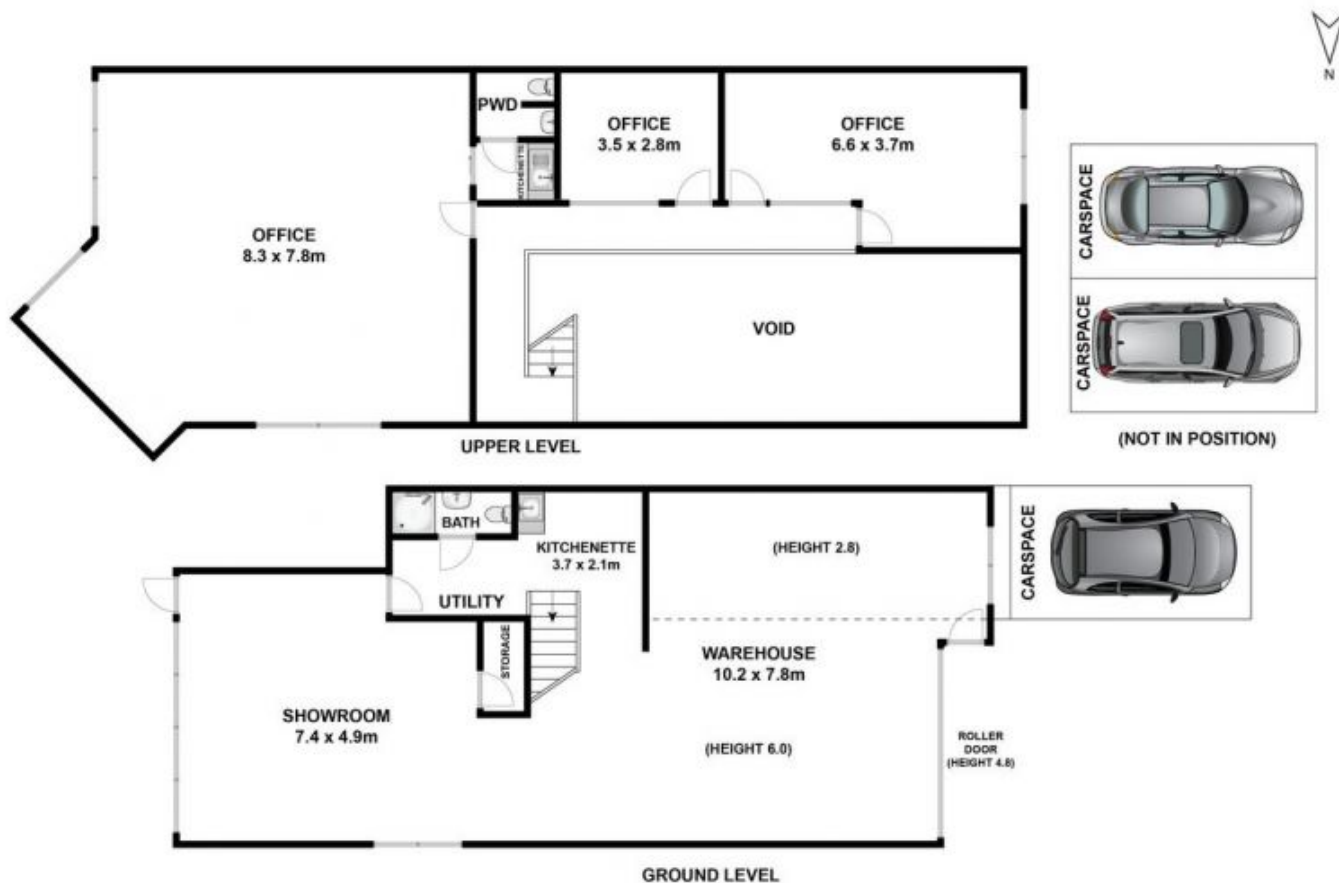
**Price** : \$1,790,000 + GST  
**Building Size** : 230 sqm  
**View** : <https://www.bridgerealty.com.au/sale/nsw/northern-beaches/brookvale/commercial/industrial/7934244>



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Wrist [bwrm.com.au](http://bwrm.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

**11/108 Old Pittwater Road, Brookvale**