



**57/42-46 Wattle Road Brookvale NSW**

**2** 

High Bay warehouse Located in Brookvale's popular Eastpoint Business Centre, The property is well suited to an array of businesses seeking an efficient space in a premium Brookvale location. High Bay with cantilevered offices with great natural light - Bonus storage mezzanine of approximately 90m2.

Features include; -

- \* High clearance warehouse
- \* 3 Phase Power throughout
- \* Internal amenities including 2 toilets, shower
- \* Kitchenette -
- \* Automatic roller shutter access -
- \* Two (2) Car Spaces
- \* Well Serviced by local cafes and business services

Offering a wide range of commercial & Industrial usages.

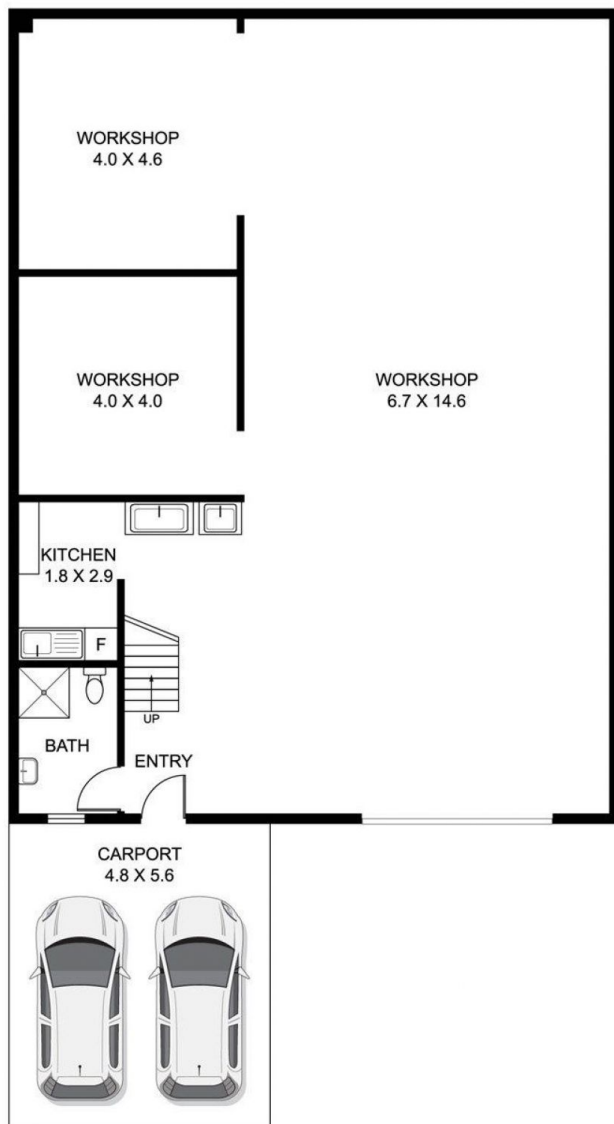
**Price** : \$59,000 ex GST pa  
**Building Size** : 198 sqm  
**Land Size** : 198 sqm  
**View** : <https://www.bridgerealty.com.au/lease/nsw/northern-beaches/brookvale/commercial/industrial/8073573>



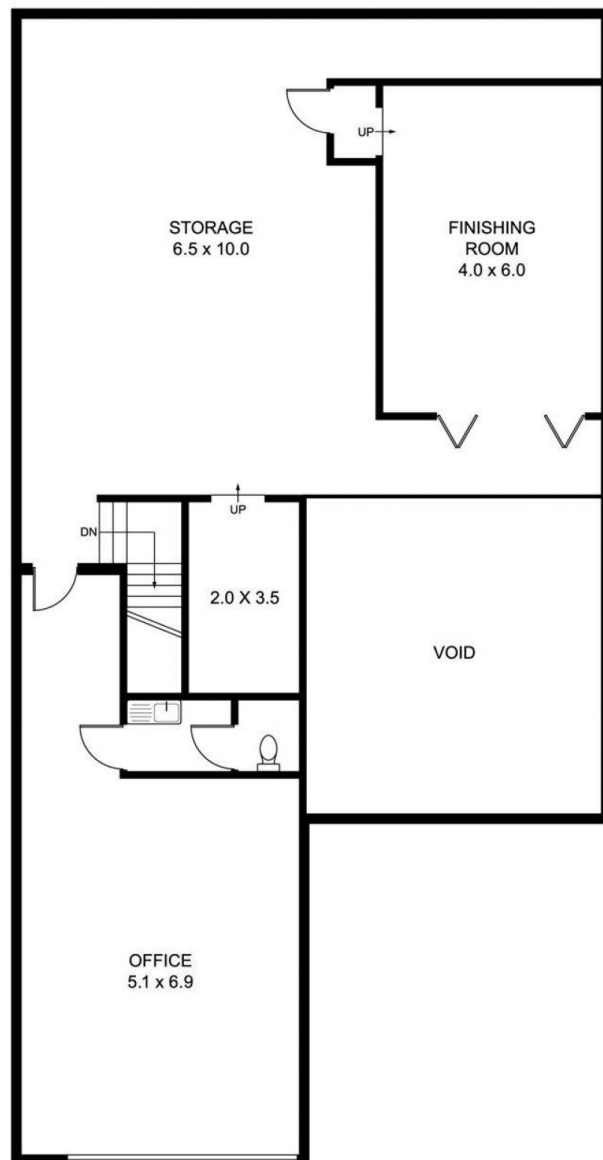
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GROUND FLOOR PLAN



FIRST FLOOR PLAN

Approximate: 345m<sup>2</sup>

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

57/42-44 Wattle Road, Brookvale