

# UPSTATE

**SENSATIONAL  
SPACE WITH  
BEAUTIFUL  
OUTLOOK**



## Belrose 7-9/23 Narabang Way

**Price: \$765,000 + GST**  
**Total Area: 187m<sup>2</sup>**

# SALE

This office space has a beautiful outlook that provides a superior work environment for your staff. As well as unrivalled flexibility and affordability for small to medium businesses it boasts 9 car spaces. These suites have the added advantage of being situated in the South East corner creating a quiet panoramic view of the Gariggal National Park with floor to ceiling glass. Your staff will enjoy the expansive balcony, outlook, ample parking, and cutting edge environmentally designed building. Situated within an excellent development this opportunity won't last long!

- Ample Parking
- Environmentally Friendly Building
- Fit out Available
- Kitchenette
- Solar Activated Blinds & Hot water
- Shared Male & Female Amenities
- Excellent Natural light and Ventilation
- Individual Split System Inverter Air-conditioning
- Beautiful Balcony and Outlook

### OUTGOINGS

Total: \$13,282.28

Lot 7 \$4,519

Lot 8 \$4,416.50

Lot 9 \$4,346

(inc strata, council - no water account)

Located within the bustling Belrose Business Park, at the intersection of Mona Vale road, and Forest way. This site offers easy access to the Northern Beaches, North Shore, and Sydney CBD.

### Agents

**Paul Cunningham 0413 161 661**  
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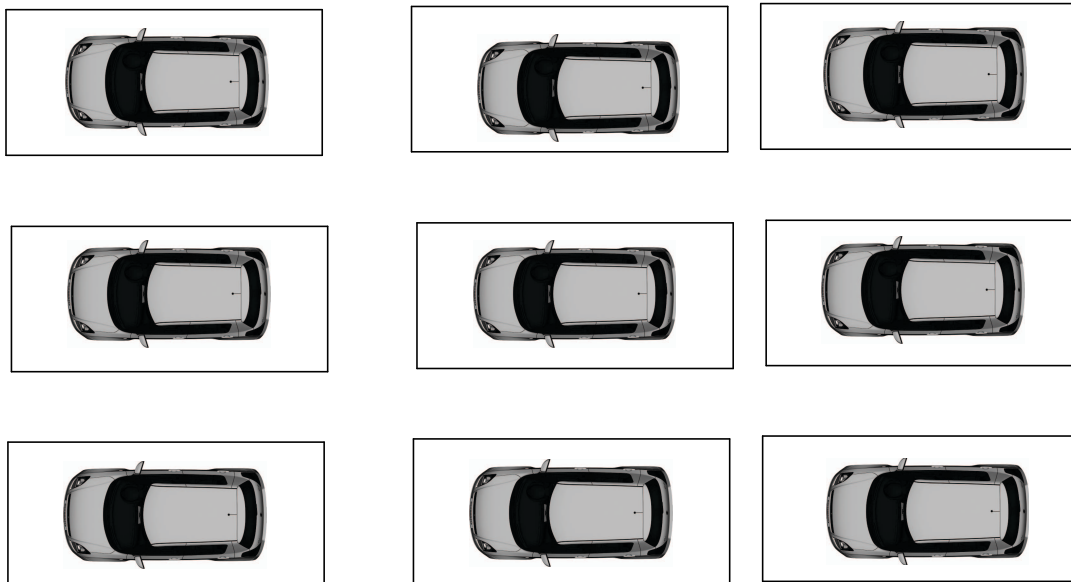
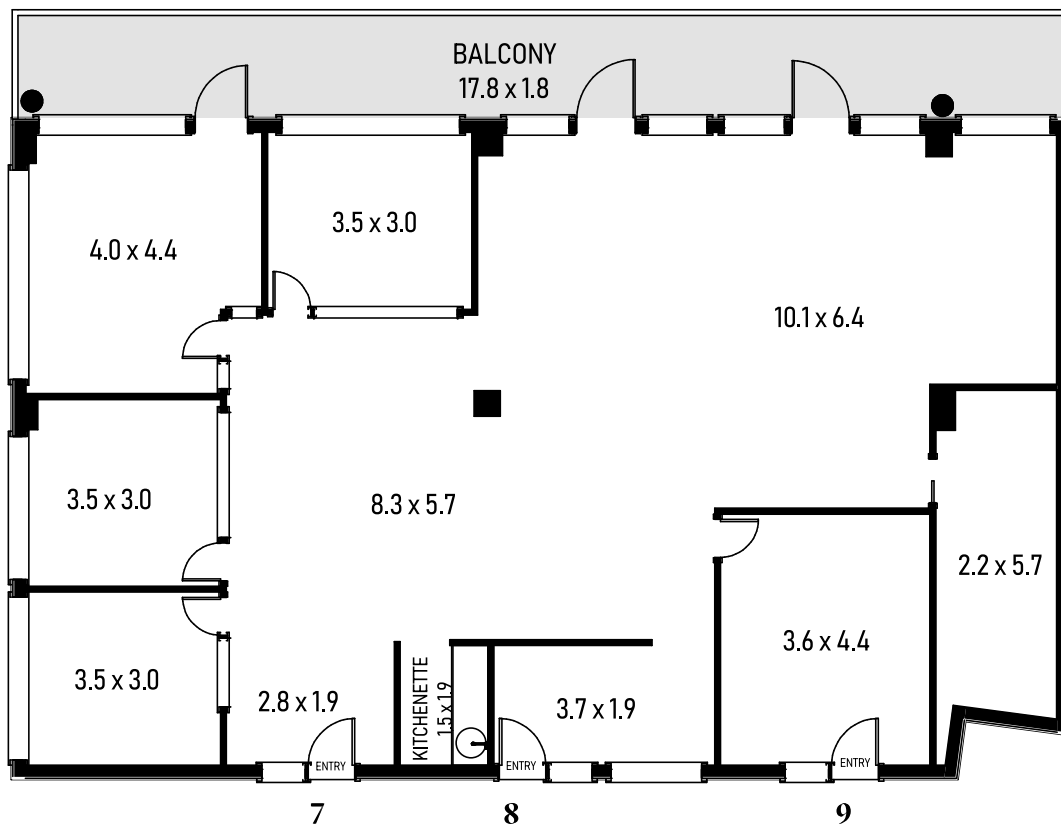
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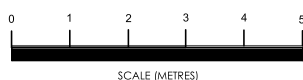
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# UPSTATE

/ Commercial



**9 x Secure Basement Parking Spaces**



**UPSTATE**

**7, 8 & 9/ 23 Narabang Way  
Belrose**

**Floor Area - 187 sqm + 9 x Parking Spaces**

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