

**UPSTATE**

# Rare opportunity to secure a prime Office / Showroom

**Brookvale**  
8/42-46 Wattle Road

**AUCTION**

[upstate.com.au](http://upstate.com.au)

AGENT



Paul Cunningham 0413 161 661

**UPSTATE** / Commercial

# Executive Summary

<b>Property</b>	8/42-46 Wattle Road, Brookvale
<b>Strata</b>	METRO ASSET MANAGEMNT   admin@metroasset.com.au   (02) 9918 9915   Lot 9 SP723321
<b>Location</b>	Situated on the corner of Wattle Road & Mitchell Road, Pittwater & Warringah Road are close by for access to greater Sydney.
<b>Description</b>	Floor to ceiling glass fronting Wattle Road, prime showroom/office with exposure to one of Brookvale's busiest roads.
<b>Building Area</b>	182 sqm
<b>Car Spaces</b>	2 Undercover Car Spaces
<b>Estimated Gross Rent</b>	\$61,000 + GST per annum
<b>Outgoings</b>	\$9,177 + GST approx. (per annum)
<b>Property Categories</b>	Showroom, Retail, Office
<b>Zoning</b>	INI General Industrial – Northern Beaches Council
<b>Method of Sale</b>	PUBLIC AUCTION <b>Upstate Commercial</b> Auction Room, Level 1, Suite 15, 888 Pittwater Road, Dee Why, NSW
<b>Exclusive Agent</b>	Exclusive Agent <b>Upstate Commercial</b> Paul Cunningham   paul.c@upstate.com.au

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## Property Description

**The property has a total area of 182sqm with 2 undercover car spaces and is perfect for any investor or owner occupier with a business wanting to have an office or combined showroom presence.**

The current tenants, "Pickles School Wear" has been here for 10 years and is now on a month to month lease. At some stage they will be vacating the premises providing the opportunity to purchase and move your business into a sizeable showroom upon settlement, or give you the opportunity to invest and rent the property out as an investment.

The property boasts a showroom with full height glass frontage, floor to ceiling windows showcasing any businesses products to all of Wattle Roads traffic. This also provides businesses with plenty of signage opportunities with extensive street exposure and appeal. This is a rare opportunity to secure a valuable piece of commercial Real Estate in Brookvale's evolving landscape.

\$61,000 + GST per annum

Situated on the corner of Wattle Road & Mitchell Road, just a stones throw away from the newly renovated Westfield Warringah Mall, Australia Post, banks, potential suppliers and clients. Pittwater & Warringah Road are close by for access to greater Sydney.

- Prominent glass frontage
- 2 secure car spaces
- Air conditioning throughout
- Internal Kitchenette and bathroom
- Great natural light throughout
- Communal disabled amenities
- Double doors at rear
- Undercover loading
- Dual access from street
- Rear common area
- Exposure to Mitchell & Wattle Road
- Fantastic Signage opportunities



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## Outgoings

Outgoings	Per Annum approx.
Water Rates	\$48
Council Rates	\$3,784
Strata	\$5,760
<b>TOTAL</b>	<b>\$9,592 (approx)</b>



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# Property Floor Plan



# Auction Details

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Wednesday 27th November 6.00pm IN - HOUSE

Upstate Commercial Auction Room Level 1, Suite  
15,888 Pittwater Road, Dee Why

Find easy 2 hour free parking downstairs in  
the Woolworths car park.



Exclusive Agent



**Paul Cunningham**  
**0413 161 661**  
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To view videos and more of this high  
potential property and to see all our  
listings visit  
**upstate.com.au**

To read the standard set of  
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You'll find nothing tricky, just the  
usual legal text that we are obliged  
to publish.

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