



For Sale



Unit 8, 14 Rodborough Road FRENCHS FOREST

Warehouse + Office

ATTN: OWNER OCCUPIERS - TAKE YOUR BUSINESS TO THE NEXT LEVEL!

LOCATION:

Perched at the heart of Sydney's Northern Beaches; 14 Rodborough Road, Frenchs Forest is 4 kms down from Brookvale; 10 kms from Chatswood & 18 kms from the Sydney CBD. This solid investment is well located for any business with Virgin Active gym next door & the brand new \$2B Northern Beaches Hospital only 1.2kms away, bringing a multitude of medical related demand into the area.

DESCRIPTION:

- Vacant Possession
- Warehouse: 262 sqm
- Office: 488 sqm

Frenchs Forest is preparing for massive growth with a "Medium Density" rezoning of the town centre; the future North Beaches Tunnel, \$500M worth of road improvements; including the new 1.3km Wakehurst Parkway underpass around the corner from 14 Rodborough Rd.

Key Features of this property include:

- Warehouse: 262 sqm
- Office: 488 sqm
- Strata Lots of 262 sqm, 272 sqm, 133 sqm & 83 sqm
- Total Strata Area: 750 sqm + 18 cars
- Vacant Possession available
- Amazing natural light
- Ocean views
- Existing fitout

Contact the exclusive PropertyFox Agents today.

T 02 9438 1888 **E** enquiry@propertyfox.com.au **W** propertyfox.com.au

SALE PRICE:

\$

AREA (SQM):

Office	488.00
Warehouse	262.00
Total	750.00

OUTGOINGS:

\$ pa (+GST)

PARKING:

18

COMMENTS:

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Sydney West

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Misrepresentation act - these details and measurements herein do not form any part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.