

# SWELL



## 45/14 Narabang Way Belrose NSW

This excellent 64sqm office conveniently located in 14 Narabang Way would suit a wide variety of purchasers. Investors can take advantage of strong demand for office space and the current 6.2% Net Return!

- \* Office area 64sqm + 12sqm balcony
- \* Leased until 2nd November 2021
- \* 6.2% Net Return!
- \* Annual Gross rent: \$25,964.52 + GST
- \* Annual Strata Rates \$3,008 approx.
- \* Annual Council Rates \$1,295 approx.
- \* Annual Net rent approx: \$21,661.52
- \* Two parking spaces
- \* CPI reviews annual & market at option
- \* Extremely functional fit-out

<b>Type</b>	: Offices
<b>Price</b>	: \$350,000 Excluding GST
<b>Building Size</b>	: 64 sqm
<b>View</b>	: <a href="https://portfolio.agentpoint.com.au/swell/6683314">https://portfolio.agentpoint.com.au/swell/6683314</a>



**Belinda Brown**  
02 9834 1234

[For full version visit the website](https://portfolio.agentpoint.com.au/swell)

<https://portfolio.agentpoint.com.au/swell>