



## Level 1/53 Pittwater Road Manly NSW

Positioned on the first floor in the highly regarded "Verve" building this office space presents a spacious contemporary design with great natural light throughout.

- ? Current gross rental return of \$50k + GST
- ? Lease expires February 2018 + 2 year option
- ? 128sqm internally plus double lock up garage in security building
- ? Council: approx. \$1009pq
- ? Water: approx. \$188pq
- ? Strata: approx. \$1030pq

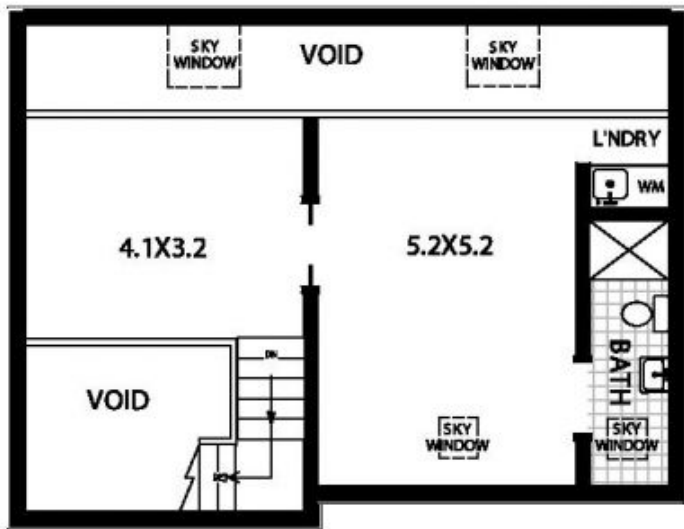
Downstairs consists of

- ? Polished concrete floors
- ? Kitchen and bathroom amenities
- ? Private undercover balcony
- ? Under stair storage

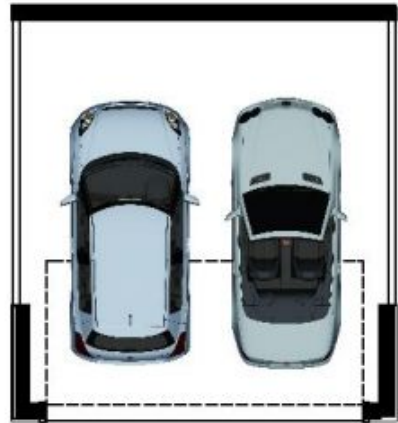
**Price** : \$ 820,000  
**Building Size** : 128 sqm  
**View** : <https://www.redproperty.com.au/sale/nsw/northern-beaches/manly/commercial/offices/5949076>



**Luke Newby**  
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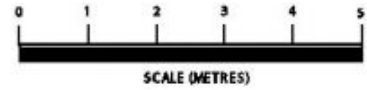
**UPPER LEVEL**



**SECURE  
BASEMENT  
AUTO GARAGE  
5.2X5.7**



**ENTRY LEVEL**



**1/53 Pittwater Road** **MANLY**

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