



## HIGH EXPOSURE INDUSTRIAL FREEHOLD

Sold

Contact Agent

Sold: Tue 17-May-22

Industrial/Warehouse • Offices • Showrooms/Bulky Goods

50 Winbourne Road, Brookvale, NSW 2100

**Floor Area:**

460 m<sup>2</sup>

**Land Area:**

612.00 m<sup>2</sup> (approx)



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## Property Description

- **High Clearance Clearspan Warehouse**
- **Large IN1 Zoned Landholding**
- **Wide Frontage with Prominent Signage**

CBRE, as the exclusive selling agent, is pleased to offer for the first time in over 16 years, 50 Winbourne Road, Brookvale, a high exposure industrial freehold situated on the most desirable road in the most sought-after industrial pocket on the Northern Beaches. The property neighbour's high-profile brands such as McDonalds, First Choice Liquor, Clark Rubber, and Hardware & General Supplies. Enjoying a large frontage and prominent signage, this property boasts a high clearance clearspan warehouse with a large roller door and 3 phase power.

The first-floor office space enjoys the great natural light provided by the large windows with parking underneath. Located in the heart of Brookvale's industrial precinct, the property benefits from unrivaled amenities for staff including cafes, restaurants, public transport, and Westfield Warringah Mall.

50 Winbourne Road, Brookvale benefits from the following key attributes:

- High exposure position
- High clearance (5.5m\*) clearspan warehouse
- Wide frontage with fantastic signage exposure
- Large land holding of 612sqm\*
- Building area of 460sqm\*
- Large roller door providing convenient truck access
- Covered on-site parking for 6 cars
- 3 phase power
- First floor office space with great natural light provided by large windows
- Situated in a tightly held industrial pocket on the Northern Beaches

50 Winbourne Road, Brookvale will be sold via Public Auction on the 17th of May 2022

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## Additional Details

**Building**  
Whole

**Tenure Type**  
Vacant Possession

**Car Spaces**  
6

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