



14/33 Ryde Road Pymble, NSW

Sold by Ari Akbarian

This full brick commercial strata unit comprising of a total 286 sqm is suitable for both investors seeking an income yield and occupiers attracted to the location's attributes. One of only 16 in the block the unit is located on the 2nd on the north east corner and is already partially fitted out ready for occupation and with 194sqm of Office area, plenty of room for a small - medium business. There are comms connected for internet and phone networks with storage, internal his and hers bathrooms with a shower, Kitchenette and a balcony with vista views. A near new Schindler lift will take you down to a secure 6 car spaces with easy ingress / egress onto Ryde road and public transport.

- Natural light through glass partitioned offices and an open plan meeting area
- 6 Dedicated car spaces PLUS visitors parking available
- Part of a well-maintained complex with wheelchair access and lift
- Direct Access to major arterial roads; Mona Vale Rd, Pacific Hwy and Ryde Rd
- Separate male/female toilets (inc shower) plus kitchen
- 30m2 of balcony set in peaceful bushland setting with vista views.

Council Rates: \$0.00 p/q
Water Rates: \$0.00 p/q
Strata Rates: \$0.00 p/q



Ari Akbarian

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Office Area: 194m²
 Car space: 87m²
 Total Area (approx.): 286m²



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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