

# BELROSE

## Business Centre

The Belrose Business Centre offers  
a unique opportunity to enjoy a  
private workspace within a thriving  
business lifestyle community.

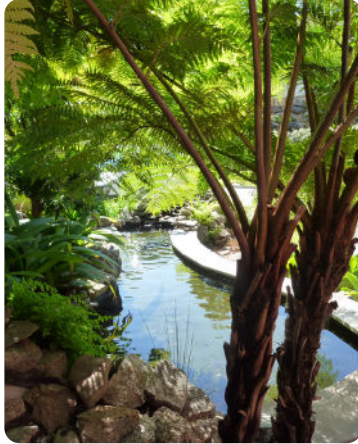
*Stunning new office space FOR LEASE*  
*Flexible terms from 30sqm*

Proudly owned & managed by:

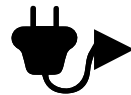
**benlee**  
PROPERTY TRUSTS



# BELROSE BUSINESS CENTRE



Whether it's a step up from the home office, or establishing a corporate satellite office, The Belrose Business Centre is a terrific hybrid plug and play solution that delivers on today's work/life balance aspirations.



## PLUG & PLAY

The Belrose Business Centre is a plug and play workspace that provides the ideal launchpad for small businesses and entrepreneurs who wish to focus on their business in a flexible environment without the headache of overheads and hidden fees.



## A SPACE THAT WORKS FOR YOU

Choose a wifi enabled suite that works for your business vision and size. Bring your own equipment or select one of our available furniture packages. Your lease includes aircon costs (maintenance and electricity) plus all building outgoings.



## THANK GOODNESS IT'S MONDAY

Give yourself and your team the 'Thank goodness it's Monday' feeling in our modern and functional environment. The professional and high-quality environment also ensures a positive client experience when receiving guests.

## FEATURES INCLUDE

15 new suites from 30sqm

Only lease the space you require

3 x bookable meeting spaces

High speed connectivity to each suite  
30/30Mb (greater band-width available)

Grow your business without the necessity to move premises (subject to availability)

State of the art technology & connectivity

1 parking space included (Further spaces on request, subject to availability).



HIGH-SPEED  
30MB WIFI



MEETING &  
CONFERENCING



1 CAR SPACE  
INCLUDED



INDOOR/OUTDOOR  
BREAKOUT AREA



ON-SITE CAFE  
& CATERING



SECURE ELECTRONIC  
ACCESS

# THE IDEAL LOCATION

The Belrose Business Centre is located within the North Shore and Forest District regions of Sydney and in the heart of the Garigal National Park.

Just 23km from Sydney CBD, The Belrose Business Centre is easily accessible by car and public transport making it the ideal location for a satellite office or new business start-up.



Bus routes to St Ives, Manly, City, Chatswood, Mona Vale and Dee Why.



Main road access to Forest Way and Mona Vale Rd.

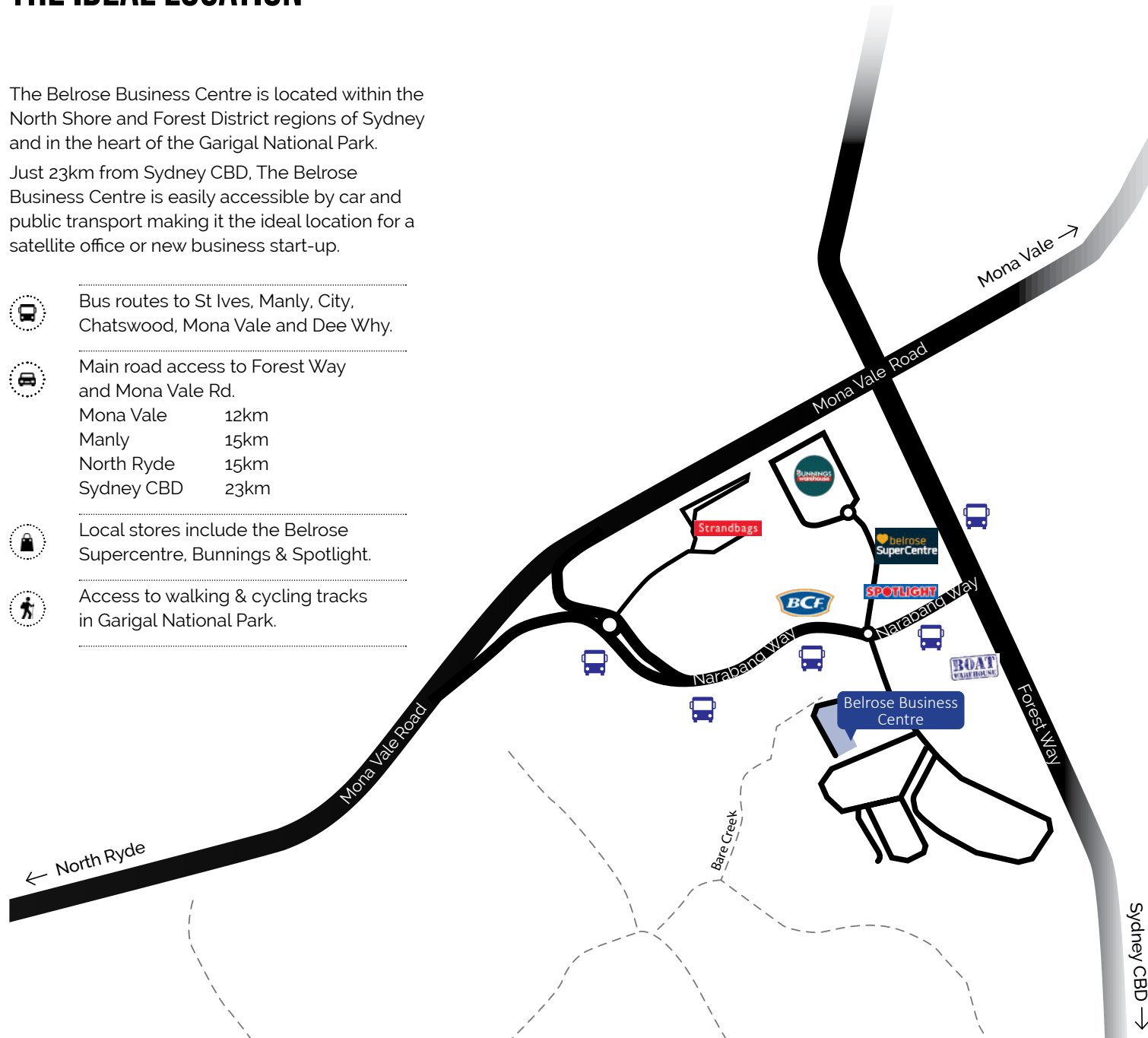
Mona Vale	12km
Manly	15km
North Ryde	15km
Sydney CBD	23km



Local stores include the Belrose Supercentre, Bunnings & Spotlight.



Access to walking & cycling tracks in Garigal National Park.



Panoramic views - Gadigal national park



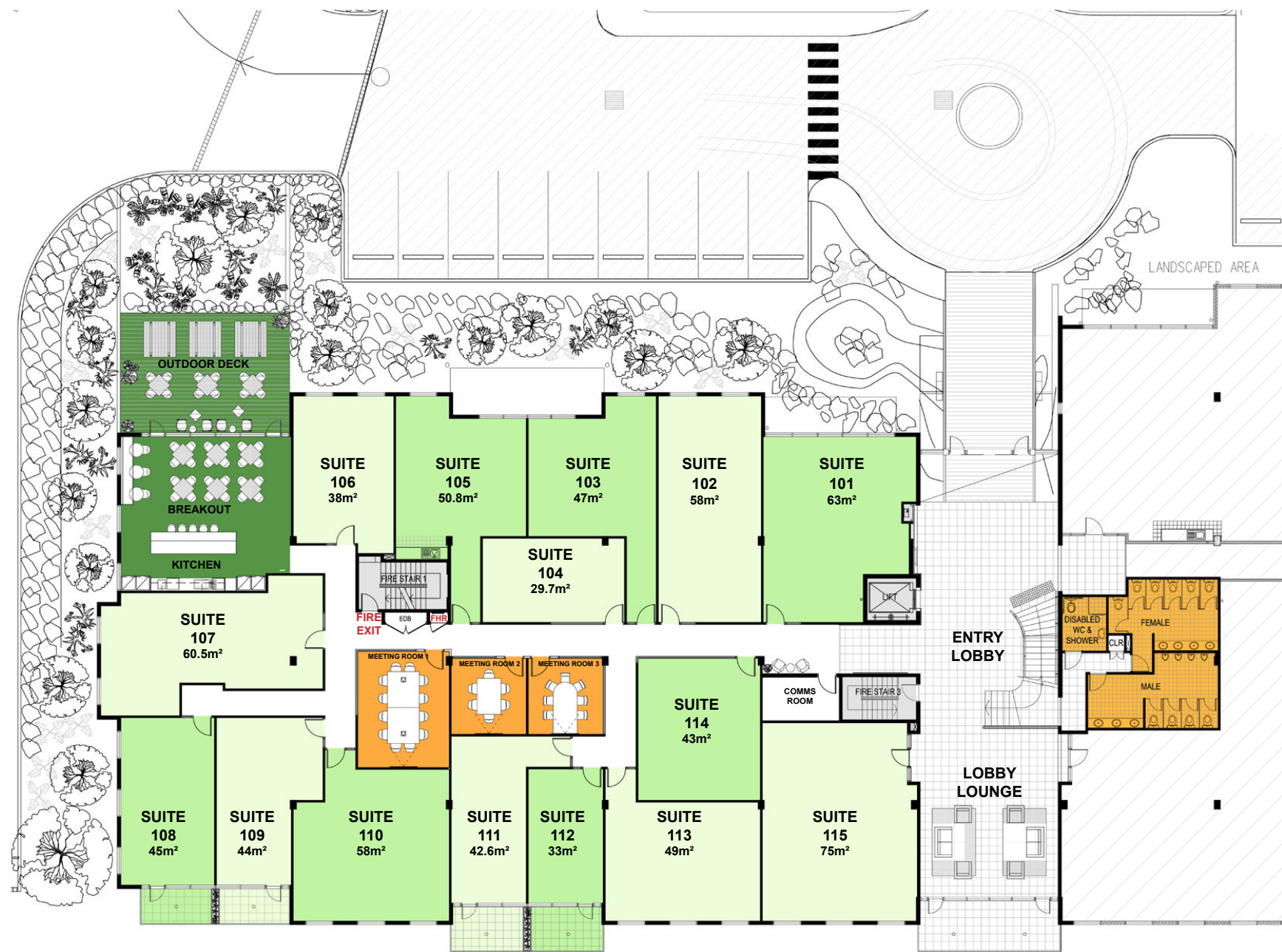
Easy access to Northern beaches



Access to walking & cycling trails



# A SUITE TO FIT YOUR REQUIREMENTS



# CHOOSE THE SPACE YOU NEED

Flexible leases and a range of suite sizes to suit your requirements.

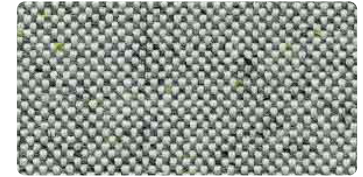
Each lease includes 1 parking space (additional spaces available on request).

3 x Central meeting rooms with the latest technology are free to use.

Indoor/outdoor breakout space and kitchen is ideal for casual interactions.

The majority of suites have external windows, some with balconies which enjoy views over the manicured landscaping.

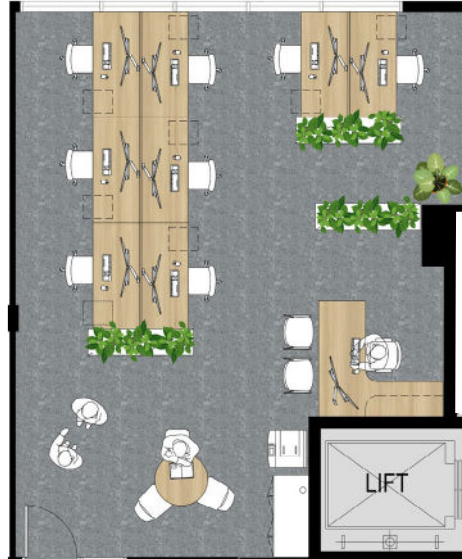
Warm timbers and neutral colours give a warm and luxurious feel..



Suite 115 'COLLABORATE'

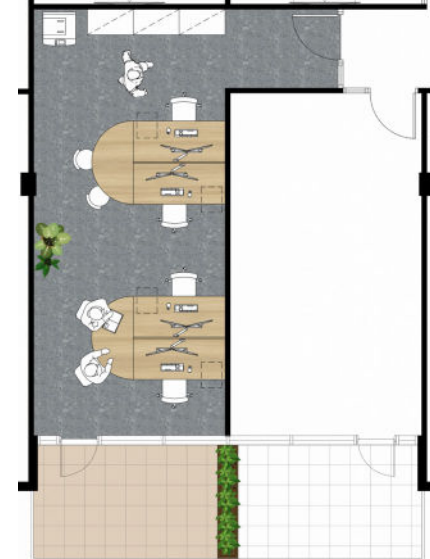
75 sqm

Health/Allied Health consulting option



Suite 101 - 'WORK'

63 sqm



Suite 111 'GROW'

42 sqm

Option to expand to neighbouring tenancy



# BELROSE

## Business Centre

Contact our team for further details:

.....  
John Dalley  
0403 100 100  
[admin@benlee.co](mailto:admin@benlee.co)

.....  
Ben Dalley  
0403 100 500  
.....

Proudly owned  
& managed by:

**benlee**  
PROPERTY TRUSTS

Benlee and their conjunction agents do not guarantee, warrant or represent that the information contained in this advertising and marketing document is correct. Any interested parties should make their own enquiries as to the accuracy of the information. Benlee and their conjunction agents excludes all inferred or implied terms, conditions and warranties arising out of this document and any liability for loss or damage arising there from.