

## Binet Building

3 Carlingford Road, EPPING

## Commercial

Offices



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### DESCRIPTION

OPEN PLAN OFFICE SUITE GREAT NATURAL LIGHT FOR LEASE IN EPPING

Small open plan suite with great natural light, and magnificent balcony and a pleasant outlook over suburban Epping. Set in the iconic Binet Building on the corner of Rawson St & Carlingford Rd in Epping, 1 km from the M2 Motorway, adjoining the Coles Supermarket and Council car park.

An easy walk to the Epping Station, cafes, restaurants and the Epping Club

This suite is in a contemporay commercial building with a soaring entrance area and stylish lobby, this office suite offers that corporate feel of a city office in the suburbs.

Access to the M2/M7 Westlink motorway makes Epping one of the most well located commercial precincts in metropolitan Sydney.

### AREA

Office area	80.2 sqm.
Building area	80.2 sqm.
Total floor and land area	80.2 sqm.

### DETAILS

Parking spaces	1
Zoning	B4
Rating	0.0
Disability access	t

### PRICING

Lease net rent / sqm.	\$415.00
Lease outgoings / sqm.	\$150.75
Lease covered parking space	\$3,000.00