

# FITTED OUT OFFICE TO RENT IN EPPING



304, 3 Carlingford Road,  
EPPING

FOR LEASE

**BEST FITTED OUT OFFICE SUITE IN EPPING** This office suite is fitted out, with 1 partitioned office reception or open plan area, meeting room out and a kitchen. The office suite has views over the leafy northern suburbs of Sydney. This light and airy office suite is designed to accommodate up to 20 staff. Situated in the Binet Building a five level commercial office building is situated on the corner of Rawson St & Carlingford Rd in Epping, 1 km from the M2 Motorway. Conveniently located 400 metres (approximately) from the Epping Station, and variety of cafés, restaurants, a conference centre, the Epping Club and a local Pub as well as convenience shopping with in a few minutes walk. The whole Sydney metropolitan area is accessible via the M2/M7 Westlink motorway. **HIGHLIGHTS** Fitted out Excellent public transport to all parts of Sydney Cafes Restaurants and pubs

Office area	159.6 sqm.
Building area	159.6 sqm.
Parking spaces	4
Zoning	B4 Mixed Business
Disability access	Yes disabled toilet
Lease net rent / sqm.	\$435.00
Lease outgoings / sqm.	\$150.75
Lease total outgoings	\$24,059.70
Lease total net rent	\$69,426.00
Lease covered parking space	\$3,000.00
Lease total gross rent	\$93,485.70

Disclaimer: This document will not form part of any agreement. Information is provided by outside sources. Griffin Property, its directors, representatives cannot guarantee accuracy, all parties are advised to make their own enquiries. Dimensions are approximate and subject to survey.