

# Commercial Fitted Out Office Space For Lease/Rent in West Ryde in a modern building Great Location - walk to station and



**Griffin** 

2, 1049 Victoria Road, WEST  
RYDE

FOR LEASE

Refurbished office suite on the first floor 5 minutes walk from West Ryde station. The suite contains an open plan area. Unlimited street parking to the rear of the building.

Office area	98.0 sqm.
Building area	98.0 sqm.
Zoning	commercial
Rating	0.0
Lease net rent / sqm.	\$370.00
Lease outgoing / sqm.	\$60.00
Lease total outgoing	\$5,880.00
Lease total net rent	\$36,260.00
Lease total gross rent	\$42,140.00

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.