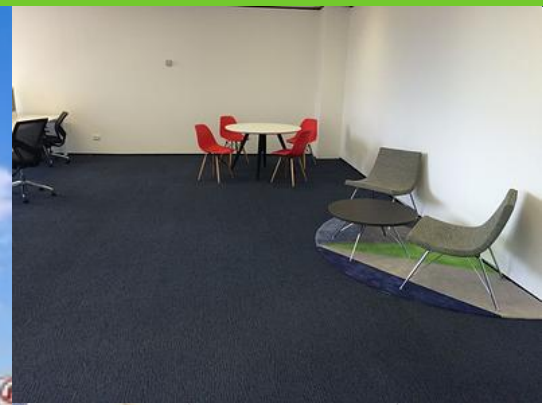


# BEAT THE TRAFFIC EPPING NSW OFFICE SUITE FOR LEASE



3 Carlingford Road, EPPING

FOR LEASE

## 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 contemporary 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.

Office area	80.2 sqm.
Building area	80.2 sqm.
Parking spaces	1
Zoning	B4
Rating	0.0
Disability access	t
Lease net rent / sqm.	\$415.00
Lease outgoings / sqm.	\$150.75
Lease total outgoings	\$12,090.15
Lease total net rent	\$33,283.00
Lease covered parking space	\$3,000.00

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.