

REFURBISHED OFFICES TO RENT IN EPPING



103, 3 Carlingford Road,
EPPING

FOR LEASE

BEST OFFICE SUITE IN EPPING This office suite has 3 walls of floor to ceiling windows making this an exceptionally light and airy office suite, that could accommodate 15 or more 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** Refurbished Excellent public transport to all parts of Sydney Cafes Restaurants and pubs

Office area	285.92 sqm.
Building area	285.92 sqm.
Zoning	B4 Mixed Business
Rating	0.0
Disability access	t
Lease net rent / sqm.	\$415.00
Lease outgoing / sqm.	\$150.75
Lease total outgoing	\$43,102.44
Lease total net rent	\$118,656.80
Lease covered parking space	\$3,000.00
Lease total gross rent	\$161,759.24

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.