

SMALL FITTED OUT OFFICE GREAT VALUE TO RENT IN ROSEBERY



8, 45 Epsom Road,
ROSEBERY

FOR LEASE

ROSEBERY OFFICE SUITE FOR LEASE CLOSE TO GREEN SQUARE A small self contained fitted out ground floor office in landmark building in popular location. The office has its own entrance, it contains 1 meeting room or large office and open plan area. This commercial building is conveniently placed right opposite the on-ramp to the highway into the Sydney CBD. The Green Square station and business centre is a 10 minute walk. Three parking places are included in the rent. There are Cafes, restaurants and pubs in close proximity for your staff's convenience. Set in the Green Square Development area, this commercial estate is part of the most vibrant and fastest developing areas in Sydney. The Green Square development area is 278 hectares. It includes the suburbs of Beaconsfield and Zetland, and parts of Rosebery, Alexandria and Waterloo. It is just 3.5km from the city centre and 4km from the airport. With nearly 10,000 apartments due for completion over the next 4 years, Green Square's population could increase by 19,000 by 2019. When fully completed after 2030, Green Square's total population may reach 53,000, although long range forecasts vary with changes to the property market, the economy and other factors. The new town centre will be built next to the Green Square train station, bordered by Bourke Street to the north and Joynton Avenue to the south.

Office area	81.0 sqm.
Building area	81.0 sqm.
Parking spaces	3
Zoning	Business
Rating	0.0
Lease net rent / sqm.	\$250.00
Lease outgoings / sqm.	\$65.00
Lease total outgoings	\$5,265.00
Lease total net rent	\$20,250.00
Lease total gross rent	\$25,515.00

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.