

# BEAT THE TRAFFIC ON THE METRO TO EPPING



**Griffin** 

201, 3 Carlingford Road,  
EPPING

FOR LEASE

Five minutes walk from the METRO this office suite is in a contemporary commercial building with a soaring entrance area and stylish lobby, get that corporate feel of a city office. The open plan office suite has great natural light, a magnificent balcony and a pleasant outlook over suburban Epping. This suite has 3 partitioned offices a kitchen, reception area, large open plan area for at least 15 workstation and a small server room. The office is set in the iconic Binet Building on the corner of Rawson St & Carlingford Rd in Epping, adjoining the Coles Supermarket and Council car park. An easy walk to cafes, restaurants a pub and the Epping Club. Public transport via Trains, Metro and busses put all of Sydney within an easy commute from this office. Convenient access to the M2/M7 motorway and ample secure parking in the basement and street parking makes commuting by car a pleasure to Epping.

Office area	189.3 sqm.
Building area	189.3 sqm.
Parking spaces	5
Zoning	B4
Rating	0.0
Disability access	t
Lease net rent / sqm.	\$415.00
Lease outgoings / sqm.	\$150.75
Lease total outgoings	\$28,536.98
Lease total net rent	\$78,559.50
Lease covered parking space	\$2,700.00
Lease total gross rent	\$107,096.48

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.