

# RENT AN OFFICE WITH A VIEW IN EPPING



3 Carlingford Road, Epping

FOR LEASE

## DOWNSIZE OR DECENTRALISE TO EPPING.

Lease an office suite of 295 square metres. This office is light and airy with floor to ceiling windows close to the Metro station in Epping. Only 8 minutes from Castle Hill and 15 minutes from Chatswood on the Metro, and on to Sydney CBD, Parramatta, Hornsby and the Central coast Epping has become the most convenient location to place your next office. For commuters by car there is basement car parking, no parking levy payable, with convenient access to the M2/M7 Motorway that will take you to the Sydney CBD in just 20 minutes, Epping has many cafes, restaurants, pubs, retail, the Epping club for events and conferences, as well as Gyms and childcare centres to provide for all your staff needs. Major shopping centres such as Macquarie Park and Castle Towers shopping centres are both within 8 minutes on the Metro.

Office area	295.0 sqm.
Building area	295.0 sqm.
Parking spaces	5
Zoning	B4 Mixed Business
Disability access	Yes
Lease net rent / sqm.	\$435.00
Lease outgoings / sqm.	\$150.00
Lease total outgoings	\$44,250.00
Lease total gross rent	\$172,575.00
Lease total net rent	\$128,325.00

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.