



For Lease



40 Oxley Street ST LEONARDS WHOLE FLOOR

LOCATION:

40 Oxley Street is in close proximity to a wide range of amenities, including cafes, health clubs, childcares, and is walking distance to the St Leonards Train & Bus interchange, the under-construction Crows Nest Metro Train Station, Crows Nest village (complete with Woolworths) and a council car park. Free short-term parking can also be found a few doors down at St Leonards Square retail hub

DESCRIPTION:

- Flexible Areas from 300 sqm - 1008 sqm
- Large Wrap Around Balcony
- Easy Access & Secure Parking

The property features a large, efficient floor plate and floor to ceiling glass, ensuring an abundance of natural light. The large wraparound balcony offers an enhanced break-out that is rarely available to office occupants.

Key Features Include:

- Areas from 300 sqm to 1,008 sqm
- Large wrap-around balcony
- Floor to ceiling glass
- On floor amenities including shower facilities
- Easy access & secure ground floor parking
- 4.5 Star NABERS Rating

RENT:	\$
RENT \$/SQM:	\$
AREA:	1,008.00 sqm
OUTGOINGS:	Gross rental - not applicable
PARKING:	Secure ground floor parking
NABERS RATING:	N/A
COMMENTS:	

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Misrepresentation act - these details and measurements herein do not form any part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.