



# For Lease



## 40 Oxley Street ST LEONARDS

Unit A + B

### 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 285 sqm - 573 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:

- Only Unit A: 285 sqm and Unit B: 288 sqm or combined 573 sqm available (Unit C 435 sqm is leased)
- 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

<b>RENT:</b>	\$
<b>RENT \$/SQM:</b>	\$
<b>AREA:</b>	573.00 sqm
<b>OUTGOINGS:</b>	Gross rental - not applicable
<b>PARKING:</b>	Secure ground floor parking
<b>NABERS RATING:</b>	N/A
<b>COMMENTS:</b>	Unit A - 285 approx. Unit B - 288 approx.

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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.