



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

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

CONTACT:

Lachlan Worthington
0421 777 889
Lachlan.Worthington@propertyfox.com.au

Michael Wydeman
0411 221 405
Michael.Wydeman@propertyfox.com.au

T 02 9438 1888 **E** enquiry@propertyfox.com.au **W** propertyfox.com.au

Sydney CBD
Suite 8.03
Level 8, 14 Martin Place
Sydney NSW 2000

Sydney North
Suite 12
Level 1, 67 Christie Street
St Leonards NSW 2065

Sydney West
Ground Floor
79 George Street
Parramatta NSW 2150



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.