



# For Lease



## 51-57 Carlotta Street ARTARMON ELEVATE YOUR BUSINESS! SUPERIOR OFFICE/ WAREHOUSE BUILDING

PREMISES	AREA (SQM)	RENT \$/SQM	RENT PA	NET/GROSS	COMMENTS
Free Standing Building	2,834.10			Net	A four (4) storey building comprising 1 basement level of parking, a ground floor warehouse/parking and 2 levels of office/production space.
Ground Warehouse	932.30			Net	Ground Floor quality warehouse/ production space
Level 1	950.90			Net	-Re-development offering high quality office space
Level 2	950.90			Net	-Re-development offering high quality office space
Whole Floor Level 1	800.90			Net	
Whole Floor Level 2	800.90			Net	

### LOCATION

This property is located near the corner of Carlotta and Clarendon Street within walking distance to St Leonards and Artarmon Train Stations.

### DESCRIPTION

#### KEY FEATURES INCLUDE:

- Total area: 761.7 sqm - 2,834.1 sqm approx.
- Ground floor warehouse GFA: 932.3 sqm approx.
- Up to 45 secure car parks via two levels of parking
- Floor to ceiling windows
- Signage opportunity
- Two new lifts
- High ceilings up to 5.5 metres
- Shower & Bike rack facilities
- The free Artarmon bus loop services Carlotta Street and stops at Artarmon and St Leonards train station.

The building has substantial power supply via a 1,000 amp substation and Fibre is available to the building.

**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.



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Please contact the appointed agents for further information and to arrange an inspection.

**OUTGOINGS:** Currently estimated at \$30-50/sqm

**CAR PARKING:** Up to 45 secure car parks - The ground floor parking is \$380 pm, Underground basement is \$280 pm

**NABERS RATING:** N/A

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