



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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