



For Lease



8 Herbert Street ST LEONARDS

INSPIRE YOUR TEAM WITH THIS FURNISHED MASTERPIECE!

PREMISES	AREA (SQM)	RENT \$/SQM	RENT PA	NET/GROSS	COMMENTS
Level 2 Suite 2.01	711.00			Gross	
Storage	1,600.00			Gross	

LOCATION

Located at the rear of the Technopark Complex, you're just minutes' walk to St Leonards Train Station and amenities. Access to surrounding areas is convenient with the Pacific Highway being close by road, North Sydney is 6 minutes, the Harbour Bridge just 12 minutes and Chatswood only a 7 minutes' drive.

DESCRIPTION

Walk into this amazing fitout, worth over \$750,000! The 711 sqm fitout offers:

- Three sides of natural light
- An open plan area with 35 workstations
- 1 large meeting room
- 2 boardrooms with operable walls to create one large boardroom
- 4 offices
- 2 quiet rooms
- A furnished kitchen breakout with appliances
- A shower
- And several storage areas

Parking directly under the building creates a seamless driving experience.

Also For Lease: 1600 sqm of storage space (available to lease in part or full).

OUTGOINGS: Gross Rental - not applicable

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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CAR PARKING: 7+ cars at \$325 each pcm + GST (No Levy)

NABERS RATING: N/A

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