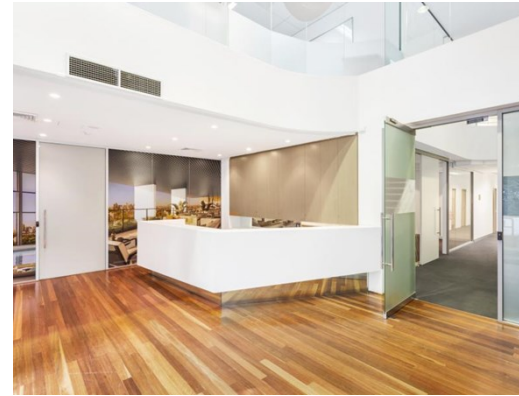




For Lease



69 Nicholson Street ST LEONARDS

FITTED WHOLE BUILDING WITH SIGNAGE | PERFECT FOR ALL BUSINESSES

PREMISES	AREA (SQM)	RENT \$/SQM	RENT PA	NET/GROSS	COMMENTS
Whole building	672.00			Net	- Available NOW
Ground	317.00			Net	
Level 1	355.00			Net	

LOCATION

69 Nicholson Street is within moments walk to St Leonards Forum, transport station, gyms, child-care centres and cafes. Recently built, St Leonards Square is next door, featuring circa 2,400 sqm of retail offerings with 99 customer car spaces offering free short-term parking.

DESCRIPTION

This newly refurbished freestanding office building offering two levels of fitted out office featuring balconies, bathrooms and kitchens on each level

This is a perfect solution for a company looking to utilise building signage opportunities for corporate Head Office.

- Three sides of natural light
- Take one floor (317 sqm) or the whole building (672 sqm)
- Suitable for 30-70 staff for a variety of businesses
- 14 secure basement car spaces available
- Signage available

OUTGOINGS: Percentage increases over base year

CAR PARKING: 14 car spaces

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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.