



For Lease



44 Miller Street NORTH SYDNEY MOVE STRAIGHT IN! FITTED FURNISHED SUITE!

PREMISES	AREA (SQM)	RENT \$/SQM	RENT PA	NET/GROSS	COMMENTS
Level 7 Suite 7.02	133.00			Gross	133 sqm + 60 sqm suite next door LEASED - KEEP ONLINE LSITING FOR RECEIVING ENQUIRY
Level 7 Suite 7.01 & 7.02	196.00			Gross	LEASED - KEEP ONLINE LSITING FOR RECEIVING ENQUIRY

LOCATION

Only a 1 Minute Walk to the Train Station and in the Heart of North Sydney CBD.

DESCRIPTION

A fully fitted, furnished Suite 7.01-7.02 lies at the front of the building, overlooking 44 Miller St, North Sydney – just seconds away from North Sydney Train Station, Greenwood Plaza, Post Office, Blues Point Road cafes and restaurants!

Suites available include:

Suite 7.02: 133 sqm
Or Combines Suite 7.01 & 7.02 to create a 196 sqm space!

133 sqm – Suite 7.02: Existing fitout includes:

- Fully furnished
- Five offices
- Reception area
- Kitchen + storage room
- Open plan area

Total: 196 sqm (plus 63 sqm) – Suite 7.01: Existing fitout includes:

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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- Fully Furnished
- One office
- One boardroom
- Dry kitchen
- Open plan area

Contact the exclusive agent: Lachlan Worthington on 0421 777 889.

OUTGOINGS: Gross rental

CAR PARKING: Via operator

NABERS RATING: N/A

CONTACT: **Lachlan Worthington**
0421 777 889
Lachlan.Worthington@propertyfox.com.au

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