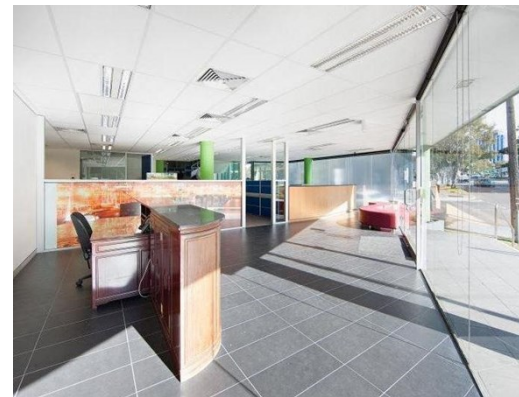
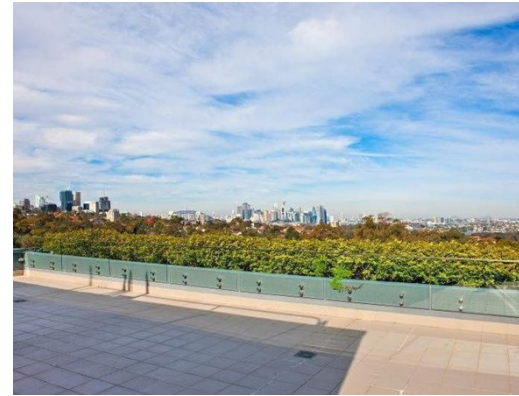




For Lease



94-96 Pacific Highway ST LEONARDS Freehold Building with Ridiculous Balcony CBD Views!

PREMISES	AREA (SQM)	RENT \$/SQM	RENT PA	NET/GROSS	COMMENTS
Ground Floor Showroom	305.30			Gross	Ground Floor Showroom
Half Building	468.80			Gross	Building minus the Ground Floor. (Level 4: 284.5 sqm, Level 5: 184.3 sqm)
Whole Building	774.10			Gross	Levels 1 and 2: Car Parking - 15 Car Spaces Level 3 (Retail Front): 152.6 sqm Level 3 (Back): 152.7 sqm Level 4: 284.5 sqm Level 5: 184.3 sqm Total: 774.1 sqm + Cars + Balconies

LOCATION

Close to St Leonards Station, excellent visibility on the Pacific Highway. Excellent surrounding infrastructure provisions include nearby access to the Lane Cove Tunnel, Warringah Highway and Royal North Shore Hospital.

DESCRIPTION

Enjoy the benefits of your own building in St Leonards with fifteen (15) on-site carparks for your convenience. Bathed in sunlight, this building offers the most of what a boutique company would be looking for as its own identity which includes multiple floors that are split by a fantastic staircase and offers separation of business units or executive areas. The space comes with a full fitout of;

- Reception, up to 35 workstations, 9 offices,
- Numerous meeting rooms, 18 seat boardroom
- Commercial kitchen, kitchens, a shower
- Balconies, including an enviable 77 sqm entertainer that takes advantage of views of the city skyline.

OUTGOINGS: Gross Rental

CAR PARKING: Basement @ \$325 pspm + GST + LEVY

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.



For Lease

NABERS RATING: N/A

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