



For Lease



16-18 Cambridge Street EPPING

UNIQUE, RARE OFFICE SPACE AVAILABLE NOW

PREMISES	AREA (SQM)	RENT \$/SQM	RENT PA	NET/GROSS	COMMENTS
Level 1 Suite 104	201.20			Gross	Fully fitted suite with kitchenette. Available now.
Level 1 Suite 105	147.20			Gross	Partially fitted-out with kitchenette. Available now.
Level 2 Suite 201/202	278.80			Gross	Showroom suite
Level 2 Suite 203	176.00			Gross	Fully fitted out with great natural light. Available now.
Level 2 Suite 204	72.40			Gross	Corner suite with lift exposure. Available now.
Level 3 Suite 306	69.90			Gross	Corner suite fitted out with two offices. Available April 2021.
Level 3 Suite 307	82.30			Gross	Recently refurbished with great natural light. Available now.
Level 3 Suite 308	68.00			Gross	Recently refurbished open plan suite. Available now.
Level 4 Suite 403	72.10			Gross	Recently refurbished open plan suite. Available now.
Level 4 Suite 404	64.50			Gross	Recently refurbished open plan suite. Available May 2021
Level 4 Suite 407	41.30			Gross	Recently refurbished open plan suite. Available June 2021.

LOCATION

Right in the heart of Epping, 16-18 Cambridge Street is in the perfect location for any business, especially with the close proximity to Epping Train Station. At the buildings doorstep is a variety of cafés and restaurants as well as convenient shopping within a few minutes walk.

With the entire Sydney metropolitan area now so conveniently accessible via the M2/M7 Westlink motorway, Epping is now one of the most well located commercial precincts in Sydney.

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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DESCRIPTION

Position your business in a premium, professional office building and experience the difference!

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Options range from 41 sqm to 900 sqm and include large open plan spaces with brand new offices and kitchenette/breakout areas on Levels 3 & 4 (currently under construction).

With an abundance of natural light from two sides of the premises and diminishing stock in the area, these suites have just become available in the tight Epping market.

Contact PropertyFox for an inspection today.

OUTGOINGS: Gross Rental

CAR PARKING: Ample parking at \$2,800 p.a. plus GST and on grade at \$1,600 p.a. plus GST

NABERS RATING: N/A

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