



For Lease



16-18 Bridge Street EPPING

Premium Office Offering in The Heart of Epping

PREMISES	AREA (SQM)	RENT \$/SQM	RENT PA	NET/GROSS	COMMENTS
Level 2 Suite 201A	193.10			Net	Potential Split Available
Level 2 Suite 202A	147.20			Net	Potential Split Available
Level 2 Suite 2.04	631.00			Net	Available NOW
Level 2 Suite 205A	72.10			Net	Potential Split Available
Level 2 Suite 206A	84.00			Net	Potential Split Available
Level 2 Suite 201B	147.30			Net	Potential Split Available
Level 2 Suite 202B	142.80			Net	Potential Split Available
Level 2 Suite 205B	176.10			Net	Potential Split Available
Level 2 Suite 206B	136.40			Net	Potential Split Available

LOCATION

16-18 Bridge Street has a prominent & central position, located on the corner of Bridge St & Rawson St. The building is conveniently located close to Epping Train Station and 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.

DESCRIPTION

- Long-term leases
- Existing fitouts available
- Close to Epping Train Station

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

16-18 Bridge Street is a high-quality building with 4 levels of office accommodation featuring a generous parking ratio, a high-quality entry lobby, and is also surrounded by cafes, restaurants and a wide range of eateries in the heart of the Epping CBD.

The building can currently accommodate:

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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Suite 2.04 - 631m² approx. (sub-divisions from approx. 72 sqm available)

- Functional existing fit out in-situ; option to refurbish to open plan
- Excellent natural light from 2 sides; west to east aspect

Contact PropertyFox agents for further information or an inspection.

OUTGOINGS: Estimated at \$110/sqm pa

CAR PARKING: Exceptional Parking Ratio - Ample Parking Available

NABERS RATING: N/A

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