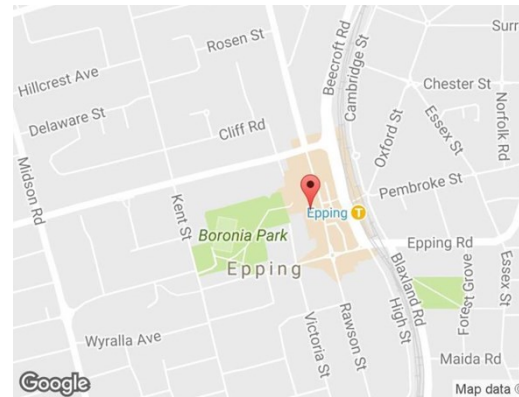




For Lease



51 Rawson Street EPPING

Long-Term Option in Epping!

PREMISES	AREA (SQM)	RENT \$/SQM	RENT PA	NET/GROSS	COMMENTS
Level 1	680.00			Gross	Fool floor can be subdivided available from September
Level 4 Suite 4.04	123.30			Gross	Partitioned with kitchen
Level 4 Suite 4.06	131.00			Gross	Partitioned or open plan

LOCATION

At the buildings doorstep is a variety of cafés, restaurants as well as convenience shopping with in a few minutes walk.

Right in the heart of Epping, 51 Rawson Street is in the perfect location for any business, especially with its close proximity to Epping Train Station.

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 metropolitan Sydney.

DESCRIPTION

This commercial property is surrounded by cafes, restaurants, shops and amenities that will make this location very attractive to your staff. The office building is 5 minutes walk from the Epping public transport hub that has busses and trains to every suburb across the Sydney metropolitan area.

Secure basement parking is available at @ \$220 / space per month

HIGHLIGHTS

Fitted out office suite

Secure basement parking

Public transport

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

Cafes and Restaurants

OUTGOINGS: Currently estimated at \$130.26/sqm pa
CAR PARKING: \$225 per bay - pcm*
NABERS RATING: N/A
CONTACT: **Lachlan Worthington**
0421 777 889
Lachlan.Worthington@propertyfox.com.au

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