



For Lease



37-41 Oxford Street EPPING

SHORT TERM LEASE OPPORTUNITY AVAILABLE NOW! 37 - 41 OXFORD ST, EPPING

PREMISES	AREA (SQM)	RENT \$/SQM	RENT PA	NET/GROSS	COMMENTS
GROUND FLOOR SUITE G.01	577.90			Gross	Available NOW
GROUND FLOOR SUITE G.02	459.00			Gross	Available NOW
GROUND FLOOR SUITE G.03	11.10			Gross	Available NOW
LEVEL 1 SUITE 1.01	616.70			Gross	Available NOW
LEVEL 1 SUITE 1.02	450.20			Gross	Available NOW
LEVEL 1 SUITE 1.03	147.00			Gross	Available NOW
LEVEL 2 WHOLE FLOOR	1,257.20			Gross	Available NOW

LOCATION

The building is located within Walking distance to Epping station, Bus routes, M2 motorway and Epping Shopping Precinct.

DESCRIPTION

37-41 Oxford st, Epping is a 3 story office building with 100 private car spaces. All floors have excellent natural light and high ceilings. Positioned for a future development site, 37-41 Oxford Street is suitable for all users looking for a cost effective opportunity offering flexibility in lease tenure.

The building is located within Walking distance to Epping station, Bus routes, M2 motorway and Epping Shopping Precinct.

- Over 100 car spaces within the building
- Great terms and conditions available
- Flexible office space from 11 – 1257 sqm or combine to suit:

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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Ground Floor

- SUITE G.01 - 577.9m²
- SUITE G.02 - 459.0m²
- SUITE G.03 - 11.1m

Level 1

- SUITE 1.01 616.7m²
- SUITE 1.02 450.2m²
- SUITE 1.03 147.0m²

- Level 2 - 1,257.2m²

For any enquiries or to arrange an inspection please contact Lachlan on 0421 777 889

OUTGOINGS: Gross rental - not applicable

CAR PARKING: Parking ratio: 1.40 Rates: \$2,600

NABERS RATING: N/A

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

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