

# FOR LEASE

**partner**  
COMMERCIAL PROPERTY



## Unit 204, 14 Lexington Drive, BELLA VISTA 2153

Office & tech space - Refurbished & furnished - ready to occupy !

- Open plan office & boardroom
- Undercover loading area for warehouse
- Quality tech/lab area with fit-out
- Walk to rail, bus, cafes and gyms
- Cafes & Yoga studio on site



### Location

Cafes on site and walk to rail station, banks, gym and cafes / restaurants. Bella Vista Hotel across the road – great for client lunches or staff drinks inside or outdoor in the beer garden.

### Description

Air-conditioned open plan office with entry lobby and a good size boardroom offering district views. Walk through to the warehouse/tech space on the same level with a concrete roof - ensures a pleasant temperature in this area.

Drive straight to your warehouse/tech area – all undercover – great for sensitive products and ease for deliveries on those rainy days.

<b>Property Type:</b>	Industrial
<b>Office m<sup>2</sup>:</b>	93
<b>Warehouse m<sup>2</sup>:</b>	116
<b>Total Area m<sup>2</sup>:</b>	209
<b>Rent:</b>	\$60,610 + O/G + GST
<b>Outgoings pa:</b>	Payable by Tenant
<b>GST</b>	All prices are exclusive of GST
<b>Parking Spaces:</b>	6
<b>Contact:</b>	
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101B/ 8 Century Circuit, NORWEST

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