

# FOR LEASE



## Unit 314, 14 Lexington Drive, BELLA VISTA 2153

### MODERN 155 SQM OFFICE / TECH. SUITE IN THE T1 BUILDING



- 85sqm light filled A/C office
- 70sqm air-conditioned ancillary space
- All undercover loading & parking
- Cafes / restaurants onsite
- Walk to train and Bella Vista Hotel

#### Location

Cafes onsite and walk to train station, bus stops, 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

Impressive, elevated light filled office with nice expansive views with balcony, allowing fresh air into office. Predominantly open plan office with one meeting room or office, as well as kitchenette and two bathrooms. 70sqm ancillary airconditioned space (tech / showroom / office / storage) is on the same level as office and offers full undercover easy access via bifold doors and a fixed door. Additional car space in loading bay. Parking at your door and plenty of parking for visiting clients.

<b>Property Type:</b>	Industrial
<b>Office m<sup>2</sup>:</b>	85
<b>Warehouse m<sup>2</sup>:</b>	70
<b>Total Area m<sup>2</sup>:</b>	155
<b>Rent:</b>	\$56,575 + GST
<b>Outgoings pa:</b>	Payable by tenant
<b>GST</b>	All prices are exclusive of GST
<b>Parking Spaces:</b>	4
<b>Contact:</b>	
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101B/ 8 Century Circuit, NORWEST

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