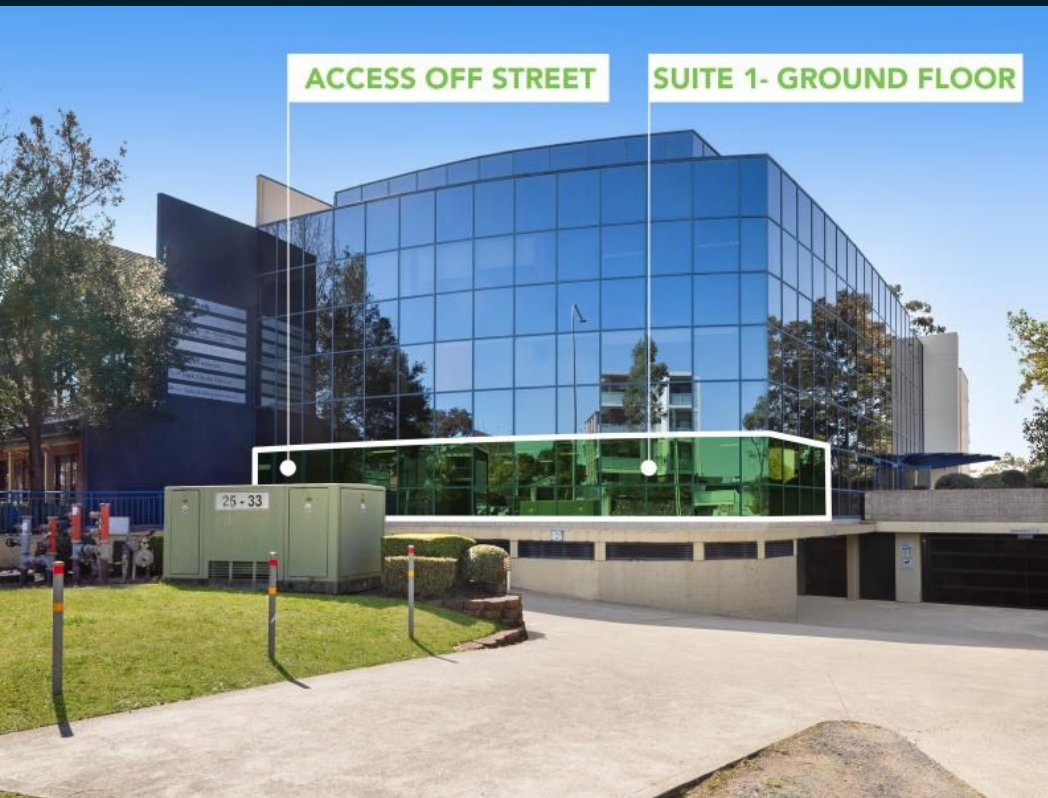


# FOR LEASE

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COMMERCIAL PROPERTY

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## Suite 1, 25-33 Old Northern Road, Baulkham Hills 2153

### SUPERB LOCATION – GROUND FLOOR FITTED OUT OFFICE

- 128sqm ground floor office
- Save thousands on fitout
- Includes office and meeting room
- Walk to shops, restaurants & bus
- Minutes to M2 and M7



#### Location

Superbly located on Old Northern Road, directly opposite Grove Square Shopping Centre, with a great variety of restaurants, cafes and shopping. Anytime Fitness & Pubs within 100metres. Regular bus services at your door and a minutes drive to Old Windsor Road, M2 & M7.

#### Description

128sqm air-conditioned ground floor corner office, with floor to ceiling glass and plenty of natural light. Save \$30,000+ on fitout, with boardroom off reception, large directors office and large open plan area.

24/7 access with 4 secure car spaces plus visitor parking. Great location with everything you desire at your door step.

Property Type:	Office
Total Area m <sup>2</sup> :	128
Rent:	\$39,900 + O/G + GST
Outgoings pa:	Payable by tenant
GST	All prices are exclusive of GST
Parking Spaces:	4
Contact:	
	<b>Julian Shankland</b> 0447 850 414 julian@partnercom.com.au
	<b>David Brae</b> 0478 166 118 david@partnercom.com.au

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