

# FOR SALE

# partner

COMMERCIAL PROPERTY

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## Suite 414, 5 Celebration Drive, BELLA VISTA 2153

Invest or occupy in 18 months – 1st class office with views + train station across road

- “ALPHA” One of best office developments
- Elevated views, balcony + nice fitout
- Walk to train, bus, cafes, restaurants
- \$41,400 net pa + Outgoings + GST
- Rent increases are greater CPI or 5% pa

### Location

Situated off Lexington Drive – miss all the traffic with direct access onto Old Windsor Road. Bella Vista train station directly across the road. A range of onsite cafes, restaurants, walk to gyms, banks and medical.

### Description

Prime elevated position, offering a great outlook and bonus balcony. Great office fitout - entry lobby (can fit reception desk & waiting area if required), 3 offices and meeting room (or 4th office), open plan office area for workstations and enclosed kitchenette.

Solid secure investment, great rent increases and an excellent tenant. Lease ends 09/10/25 - keep as investment or occupy in 18 months.

<b>Property Type:</b>	Office
<b>Total Area m<sup>2</sup>:</b>	92
<b>Asking Price:</b>	\$1,045,000
<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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