

## Unit 5, 6 Lonsdale Street, BRADDON 2612

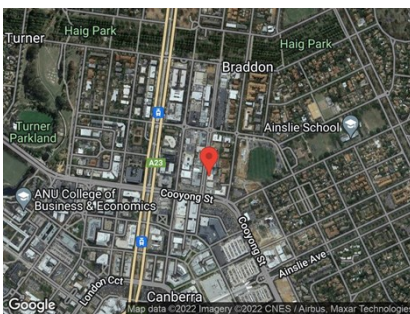
FITTED OUT MODERN OFFICE SPACE - BRADDON - THREE SECURE CARSPACES

Unit:	Area sqm:	Rent \$/sqm	Rental PA	Price	Net/Gross
Level 1 Unit 5	125	\$440	\$55,000	\$715,000	Gross

All figures are exclusive of GST.

### Location

A quality first floor office suite with signage opportunity. Large windows overlooking busy Lonsdale Street, which is now connected through to the CBD with a number of boutique buildings housing cafes, office and retail.



### Description

Unit 5 is fully fitted out medical office which was previously used for a beauty salon. It features reception, boardroom, server room, kitchen, two (2) offices that both come with a sink and an open work area. It would be one of the most attractive available 125 sqm suites in such a vibrant, popular area. Three secure car spaces are also included in the rent. With a wide purpose clause, this unit suits a variety of user.

Available for lease or for sale. For more information on this offering, contact exclusive agent Patrick Barton of Barton Commercial Property

### Outgoings

Gross Rent

### Car Parking

Three on-site secure carspaces



Trendy cafes and restaurants close by



Ample natural light into office



Three allocated carpark spaces behind building

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