



FOR SALE

Sale Price Contact Agent

Floor Area 259.0m²

Floor Type Office

Car Spaces 9

Tenure Type New Lease 5 + 5 Years
@ \$350 Net Per sqm + GST

Zoning 10a Employment Zone

3.04, 29-31 Solent Circuit, Baulkham Hills, NSW 2153

OFFICE FOR SALE | CORNER POSITION | NORWEST BUSINESS PARK | POPULAR LOCATION



Well maintained complex with quality finishes situated on the corner of Solent Circuit and Norwest Boulevard. Prominently located with retail shops, restaurants, childcare centre and post office all nearby.

Property features include:

- 650m walk to Norwest Station
- 500m walk to Norwest Market town
- Warm reception area
- Shared kitchen, boardroom and amenities
- Natural lighting
- 8 Executive Offices, Board Room & Open Plan Area for 10 staff
- Air conditioned and carpeted
- Male and female amenities (internal)
- 2 balconies
- 9 allocated parking spaces as well as visitor parking

Call our exclusive agent now to arrange an inspection !



11 Ada Street Harris Park
NSW - 2150

Mobile: Shubham 0416146491
Email: shubham@edacrealty.com.au
Web: www.edacrealty.com.au

FOR SALE (Buy One or Buy Both)

411 + 448 (Total 860) Sqm on Vibrant Wigram Street

COUNCIL APPROVED 100 SEATER RESTAURANT + OUTDOOR SEATING + COMMERCIAL KITCHEN



65A Wigram Street
411 Sq Meters
Lease \$148,500/Year



69 Wigram Street
448.9 Sq Meters
Lease \$135,050/Year

Auction on site 14th December - 4pm

Property features include:

- 100 Seater Restaurant with outdoor seating + Commercial large kitchen with Cold Room etc
- 69 Wigram Street has 3 years remaining lease on current lease with 6 years option
- 65A Wigram Street Lease expires in May 2020 - Tenant has signed a new lease for 5 Years + 5 Years option - you have the option to sign the lease or self occupy
- Large open-plan dining room with split-system air conditioners
- Built-in Bar with Guest amenities include Male / Female & Disabled toilets
- Main street exposure to all pedestrians and local traffic
- More information like leases and outgoings are on www.edacrealty.com.au

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