



## SUPERB OUTLOOK WITH QUALITY FITOUT

1 Thomas Holt Drive, MACQUARIE PARK 2113

<b>Premises:</b>	Part Level 5
<b>Area m<sup>2</sup>:</b>	241
<b>Rate m<sup>2</sup>:</b>	Contact Agent
<b>Rental PA:</b>	
<b>Outgoings m<sup>2</sup>:</b>	Contact Agent
<b>Availability:</b>	Now
<b>Parking:</b>	10 car spaces @ \$3,000 per space per annum
<b>NABERS:</b>	5-star NABERS Energy rating

\* All figures are exclusive of GST

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### Location:

Thomas Holt Drive has direct access to Lane Cove Road, Delhi Road, M2 on/off ramps. Direct access to Macquarie Park Metro Train Station and Bus stops at front of the estate.

### Description:

This immaculately presented office suite is located within one of Macquarie Park's premier buildings, 1 Thomas Holt Drive.

The building's contemporary design was created so that tenants experience high quality and an energetic work environment. The construction of the efficient façade captivates the natural lighting and decreases solar loads for increased comfort, whilst the upgraded amenity and the tranquil surrounds benefits all occupants and visitors.

The office incorporates a full fitout including reception, boardroom, kitchen/ breakout office and workstation environment all with exceptional North facing views.

The existing features include;

- Extensive North Facing views
- Full fitout, ready to walk straight in
- Plentiful amount of storage
- Secure Car Parking
- Extremely close to public transport
- Short walk to the Governor Hotel, retail and gym facilities
- On site End of Trip facilities