



## FULLY FITTED OUT OFFICE SPACE

3 Thomas Holt Drive, MACQUARIE PARK 2113

<b>Premises:</b>	Level 4
<b>Area m<sup>2</sup>:</b>	463
<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>	1:50m <sup>2</sup> @ \$2800 pspa
<b>NABERS:</b>	4.5-star NABERS Energy rating

\* All figures are exclusive of GST

**Contact:**  
**Jason Wright**  
 0418 759 156  
 jason@gjsproperty.com.au

**Chris Bailey**  
 0437 302 322  
 chris@gjsproperty.com.au

### Location:

The property is located on a large 4ha site nestled amongst mature landscaping only 50m from Macquarie Park's new Metro Train Station. It provides quality office accommodation, multi-level basement car parking, and tenant facilities including: a swimming pool, tennis court, BBQ area and cafe.

### Description:

- Good quality end of trip facilities
- Thomas Holt Drive comprises three freestanding office buildings
- Situated on a large 4 hectare site with mature landscaping
- Ample secure parking spaces for staff and visitors
- On site amenity includes tennis court and pool
- Floor plate 1,411.6m<sup>2</sup>

Level 4 has an existing functional fitout in place with areas available from 250m<sup>2</sup> to 1,161m<sup>2</sup>. The landlord will work with a potential tenant to modify the area to suite.