



## Refurbished Open Plan Tenancy

3 Thomas Holt Drive, MACQUARIE PARK 2113

<b>Premises:</b>	Mezzanine
<b>Area m<sup>2</sup>:</b>	592
<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:**  
**Liz Assadourian**  
 0404 099 409  
 liz@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:

- Cost effective office space
- 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

### Indicative Fitout Plan Shows:

- 41 workstations
- 3 meeting rooms
- 3 office rooms
- 1 comms/storage/meeting room
- 1 kitchen/breakout area
- 1 entry/reception
- 1 informal meeting space