



Speculative Fitout

3 Thomas Holt Drive, MACQUARIE PARK 2113

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|---------------------------------|----------------------------------|
| Premises: | Suite 1.01 |
| Area m²: | 275 |
| Rate m²: | Contact Agent |
| Rental PA: | |
| Outgoings m²: | Contact Agent |
| Availability: | March 22 |
| Parking: | 1:50m ² @ \$2800 pspa |
| NABERS: | 4.5-star NABERS Energy rating |

* All figures are exclusive of GST

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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

- 20 workstations
- 1 meeting room
- 1 office room
- 1 boardroom
- 1 entry/waiting area
- 1 informal meeting
- 1 kitchen & breakout
- 1 comms room/storage