



## High Quality Fitted Out Office Suite

7 Lloyds Avenue, CARLINGFORD 2118

### Premises:

**Area m<sup>2</sup>:** 136

**Rate m<sup>2</sup>:** Contact Agent

### Rental PA:

**Outgoings m<sup>2</sup>:** Contact Agent

**Availability:** Now

**Parking:** 3 secure undercover car spaces

**NABERS:** N/A

*\* All figures are exclusive of GST*

### Contact:

**Liz Assadourian**

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### Location:

This property is only a short walk to Carlingford Railway Station and close to shops including Carlingford Village

### Description:

This immaculate office suite is available now, complete with a high quality fitout ready for your business to walk in and start operation. The office includes its own kitchenette & bathroom with shower, along with the following fitout inclusions:

- 12 x sit/stand workstations & "life" chairs
- Meeting tables & chairs
- 2 x Computer monitors per workstation
- Plenty of storage
- TV with server driver
- Zip chilled/sparkling water unit
- New AC throughout.

This office also includes three secure undercover car spaces.

For additional information or to arrange an inspection, please contact the exclusive agents.