



## Fitted Out Premium Office Space - Ready to Occupy

3 Thomas Holt Drive, MACQUARIE PARK 2113

<b>Premises:</b>	Level 6 and 7
<b>Area m<sup>2</sup>:</b>	1,362 - 2,773
<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>	July 22
<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

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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:

Enjoy a comfortable and well designed workspace that encapsulates the modern office environment for all types of business operations. Overlooking pleasant leafy views.

- Full fitout including, boardroom, multiple meeting and quiet rooms, workstations and creative breakout areas
- Spacious, light-filled fully equipped kitchen
- Ample secure parking spaces for staff and visitors.
- On-site cafe