



## Brand New Fitted Out Suites Available

12 Julius Avenue, NORTH RYDE 2113

### Premises:

**Area m<sup>2</sup>:** 150 - 1,047

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

### Rental PA:

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

**Availability:** Now

**Parking:** Secure Secure Parking Options

**NABERS:** 4.5-star NABERS Energy rating

*\* All figures are exclusive of GST*

### Contact:

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### Location:

This address provides direct access to Lane Cove Road, Delhi Road, M2 slip way and on/off ramps. Julius Business Park is well positioned for corporates that desire close proximity to North Sydney or Sydney CBD to the south, or Macquarie Shopping Centre and Macquarie University Campus to the north. The new Sydney Metro currently will improve connectivity to these locations and the broader Sydney metropolitan area.

### Description:

Within Julius Business Park you will find a variety of brand new quality fitted out tenancies, partially fitted out and open plan tenancies available.

Property features include:

- A pleasant, leafy outlook and good natural light
- Fitted out tenancies available
- Excellent secure parking options
- North Ryde train station is located 600m from the property
- Surrounding amenity includes a gym, swimming pool, banking facilities and food outlets
- Nearby is the Lane Cove National Park, Lane Cove River and walking paths encouraging a perfect work/life balance

Available Tenancies include:

- Suite 1, Level 1, Building B - 215sqm - NEW FITOUT
- Suite 4, Level 1, Building B - 163sqm - NEW FITOUT - UNDER OFFER
- Suite 5, Level 1, Building B - 150sqm - NEW FITOUT
- Suite 2, Ground Floor, Building B - 544sqm - Existing fitout
- Suite 1, Level 2, Building B - 395sqm - Open Plan
- Suite 1, Ground Floor, Building A - 434sqm, - Partial fitout

