



Properties  
for lease

## Unit B2

Lane Cove  
Business Park  
16 Mars Road,  
Lane Cove



### :: PROPERTY FEATURES

- Entire lower ground floor
- Mars Road frontage
- Own loading dock and amenities
- Substantial business park property

### PROPERTY DETAILS

**UNDER OFFER...** Lane Cove Business Park is a substantial commercial estate strategically positioned close to the CBD and North Ryde, with convenient access to the Gore Hill Freeway and M2 Motorway. Representing exceptional value, this property occupies the entire lower ground level of building B which is situated on the Mars Road frontage of this substantial business park property. It has a total area of 1,857 sqms with its own loading dock and amenities. In its present configuration it comprises mainly open warehouse and workshop area and has some air conditioned offices accessed from its own glass fronted entry off the internal road (Woodcock Place). The office area can be modified to suit.

Size:	Warehouse/Workshop	1,647.0 sqm
	Office	210 sqm
	Total	1,857.0 sqm
Rent:	\$ psm	\$95.00
	\$ PA	\$176,415
Outgoings:	\$ psm	\$27.15 + gst
Parking:	Included	17
Zoning:	4A General Industrial	

### CONTACT INFORMATION

#### INSPECTIONS:

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