

August-07

SITE INSPECTIONS:

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SUBURB	PROPERTY	UNIT	AREA SQ.M			NET RENT		OUTGOINGS	PARKING		AVAIL.	NOTES
			Office	Warehouse	Total	Plus Yard / Hardstand	\$psm	\$PA	\$psm	Spaces		
GLENDENNING	97 Glendenning Road Cnr.Power St & Whitehead Court		PRE LEASE OPPORTUNITY on site of 4,408sqm in prime emerging corner location close to the M7 western orbital Glendenning on/off ramp. <i>DA approved for 4 unit development</i>									
LANE COVE	Lane Cove Business Park 16 Mars Road & 1 Lincoln Street	Building F 'Parkview'	VISIT www.lanecovebusinesspark.com.au									
	First (top) floor	F7 - IN ONE LINE	771.60	0.00	771.60	\$ 180.00	\$ 138,888	\$31.00	19	0	Now	Modern Hi-tech/office/warehouse development:
		F7 - SUB DIVIDED:										Unit F7 can be split.
		F 701	199.00	0.00	199.00	\$ 200.00	\$ 39,800	\$31.00	5	0	Now	Abundant free parking.
		F 702	203.40	0.00	203.40	\$ 200.00	\$ 40,680	\$31.00	5	0	Now	Reasonable rent & low outgoings.
		F 703	193.40	0.00	193.40	\$ 200.00	\$ 38,680	\$31.00	5	0	Now	Impressive entry foyer, full security & multi-zone airconditioning
		F 704	113.50	0.00	113.50	\$ 230.00	\$ 26,105	\$31.00	3	0	Now	On-site licensed café.
	Ground floor	F35 (incl pt. F34)	312.60	0.00	312.60	\$ 210.00	\$ 65,646	\$31.00	7	0	Now	New ground floor refurbishment:
		F36	243.00	0.00	243.00			UNDER OFFER				Hi-tech units with commanding park and river views.
		F38	155.00	0.00	155.00	\$ 180.00	\$ 27,900	\$31.00	5	0	Now	Expansive 9 metre wide central "arcade" gives each unit real identity.
		F39	196.70	0.00	196.70	\$ 180.00	\$ 35,406	\$31.00	5	0	Now	Flexible areas - units can be combined.
		F40	196.70	0.00	196.70	\$ 180.00	\$ 35,406	\$31.00	5	0	Now	3 metre high ceilings & full sprinklering.
	Warehouse/office units	E1	467.00	0.00	467.00	\$ 175.00	\$ 81,725	\$22.52	12	0	Sep-07	QUALITY partitioned office/hi tech space with brilliant natural light, excellent exposure and parking.
		E2	386.00	115.00	501.00	\$ 160.00	\$ 80,160	\$22.52	10	0	Now	GROUND FLOOR self contained office and storage accommodation with 2 entrances, partitioned and open plan areas , high ceilings & plentiful parking.
AUBURN	290 Parramatta Road	B	223.00	1,036.50	1,259.50	\$ 95.00	119,653	\$22.52	14	0	Now	Prime bulky goods location , Parramatta Road exposure , ample customer parking , container access & bargain rent! Current short term lease subject to early termination.
		D1	0.00	944.50	944.50	\$ 95.00	\$ 89,728	\$25.00	11	0	Now	REDUCED RENT Excellent bulky goods warehouse space in the heart of Auburn's bulky goods centre close to Harvey Norman, MegaMart, Domaine & Forty Winks. Exposure to Parramatta Rd. Ample on site parking.
AUBURN	199 Parramatta Road	4	625.00	751.00	1,376.00	\$ Neg	\$ Neg	\$28.78	26	0	Now	PRIME warehouse/office unit, CORNER LOCATION on Parramatta Rd.with great exposure . Quality office & tech area fitout, 2 roller doors to warehouse. Lots of parking - Great unit!

SUBURB	PROPERTY	UNIT	AREA SQ.M				NET RENT		OUTGOINGS	PARKING		AVAIL.	NOTES	
			Office	Warehouse	Total	Plus Yard / Hardstand	\$psm	\$PA	\$psm	Spaces	\$pa each			
LIDCOMBE	82 Parramatta Road	3	1,092.00	0.00	1,092.00		\$ 110.00 \$ 120,120	\$22.00	11	0	Now	BARGAIN BULKY GOODS space in same building as Boots Outdoor World and The Games Wizards. Rear access for parking and loading.		
PARRAMATTA	95 Victoria Road (cnr. Wandsworth St.)	95	136.40	112.60	249.00		\$ 200.00 \$ 49,800	\$37.00	4	0	Now	MODERN self contained showroom/warehouse building with mezzanine offices close to Parramatta CBD with excellent Victoria Rd. exposure.		
SEVEN HILLS	167 Prospect Hwy	9	0.00	545.00	545.00		\$ 115.00 \$ 62,675	\$22.00	7	0	Jan-08	POPULAR SIZED clear span warehouse/office unit with good parking.		
		12A	0.00	741.00	741.00		\$ 115.00 \$ 85,215	\$22.00	10	0	Jan-08	HIGH SECURITY warehouse.		
		14	211.40	673.20	884.60		\$ 115.00 \$ 101,729	\$22.00	11	0	Nov-07	WELL PRESENTED modern warehouse office unit with good staff facilities		
		19	322.50	1,803.00	2,125.50		\$ 115.00 \$ 244,433	\$22.00	28	0	Jan-08	SUBSTANTIAL office warehouse unit with generous parking . Opposite Powers Rd entrance.		
SEVEN HILLS	22 Powers Road	A1	12.37	709.00	721.37				UNDER OFFER				POPULAR sized warehouse unit in prominent industrial estate with 2 container height roller doors & fantastic natural light.	
		C1	40.00	554.00	594.00	1,000.00			UNDER OFFER				Unique WAREHOUSE & YARD!	
		F2			380.00		Neg	Neg	\$15.00	tba	0	Now	FLEXIBLE area. Can be used as Hi Tech, warehouse or office space or combination . Roller shutter access.	
		H1	25.00	1,277.00	1,302.00		\$ 105.00 \$ 136,710	\$19.50	tba	0	Now	LARGE warehouse unit with small office in popular industrial estate. B double access, good natural light, 2 container height roller doors. Can be combined with H4.		
		H3	200.00	600.00	800.00				UNDER OFFER				CLEARSPAN warehouse unit with covered awning area in popular industrial estate. Good natural light, container height roller door	
		H4	0.00	297.00	297.00		\$ 110.00 \$ 32,670	\$19.50	tba	0	Now	SMALL warehouse in popular industrial estate. Can be combined with H1.		
		Building I1	Please refer to floor plan on our website											UNIQUE & RARE OPPORTUNITY Consolidate your business needs with this fantastic, functional building where you have the ability to link and lease warehouse, high tech and office areas together in the one convenient location. Features include: ** Fully refurbished two storey building with light and spacious central corridor ** Flexible floor areas ** 3 main entrances ** Conveniently located free parking adjacent to building. Close to station & bus terminal. UNITS CAN BE COMBINED
			Unit 1		233.0 sqm			\$ Neg	\$ Neg	\$30.00	Incl.		Oct'07	
			Unit 2		220.0 sqm									
			Unit 3		220.0 sqm									
	Unit 4		188.0 sqm											
	Unit 5		120.0 sqm											
	Unit 6		75.0 sqm											
	Unit 7		98.0 sqm											
	Unit 10		Under offer											
	Unit 11		420.0 sqm											
	Unit 12		780.0 sqm											
	Unit 13		233.0 sqm											
	Unit 14		239.0 sqm											
	Unit 15		145.0 sqm											
	Unit 16		277.0 sqm											
	Unit 17		110.0 sqm											
	Unit 18		105.0 sqm											
	Unit 19		98.0 sqm											
	Unit 20		100.0 sqm											
	Unit 21		100.0 sqm											
	Unit 22		100.0 sqm											
SEVEN HILLS	16 Powers Road	6	91.00	189.00	280.00		\$ 100.00 \$ 28,000	\$25.00	2	0	Now	NEW ON MARKET - clear span warehouse/office unit with good access and exposure to Powers Rd.		

COMMERCIAL PROPERTIES FOR LEASE

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SUBURB	PROPERTY	UNIT	AREA SQ.M				NET RENT		OUTGOINGS	PARKING		AVAIL.	NOTES
			Office	Showroom	Warehouse	Total	\$psm	\$PA	\$psm	Spaces	\$pa each		
NORTH SYDNEY	233 Pacific Highway	233	443.00	0.00	0.00	443.00	\$ 220.00	\$ 97,460	\$60.00	2	4,200	Now	SELF CONTAINED character building with own entrance, Pacific Hwy exposure and rear access from Angelo St. Fully partitioned but with unique loft floor - Ideal "straight" or creative space. May split (297 sq.m & 124 sq.m).
	235 Pacific Highway	235 (Ground floor)	124.00	0.00	0.00	124.00	\$ 275.00	\$ 34,100	\$60.00	1	4,200	Now	GROUND FLOOR SHOWROOM/OFFICE. Excellent value. Partitioned, rear street access and parking.
PARRAMATTA	95 Victoria Road (cnr. Wandsworth St.)	95	80.50	55.90	112.60	249.00	\$ 200.00	\$ 49,800	\$37.00	4	0	Now	MODERN self contained showroom/warehouse building with mezzanine offices close to Parramatta CBD with excellent Victoria Rd. exposure.
ROSEBERY	45 - 55 Epsom Road	5	385.50	0.00	0.00	385.50	\$ 200.00	\$ 77,100	\$33.00	8	0	Now	Choice of 2 convenient GROUND FLOOR office suites with great natural light and competitive rentals in this landmark art deco building. Unit 5 has a built in VAULT & good exposure. Unit 8 is ideal for the small user. Will be redecorated.
		8	81.00	0.00	0.00	81.00			UNDER OFFER				
SEVEN HILLS	22 Powers Road	F2			380.00		Neg	Neg	\$15.00	tba	0	Aug-07	FLEXIBLE area. Can be used as Hi Tech, warehouse or office space or combination. Roller shutter access.