



## Level 1 & 2 16 Grainger Street LAMBTON

### OFFICE DEVELOPMENT FOR SALE OR LEASE

#### Location

This brand new development is located within Lambton's commercial precinct, 6km from Newcastle CBD.

The property is zoned B2 Local Centre under the Newcastle Local Environment Plan 2012.

#### Description

- Projected completion early 2020
- On-site secure undercover car park
- Ducted air-conditioning throughout

The opportunity exists to purchase or lease the entire building or Level 1 and Level 2 individually.

Sale price - \$1,100,000 + GST each  
Rental - \$72,500 net p.a. + GST each

The ground floor consists of an entrance foyer, secure undercover car park and a designated bin room. Level one and level two both comprise an open plan office space, kitchenette, amenities and balcony with lift entry.

Both spaces are NBN ready with data cabling and air-conditioning throughout.

On-site parking with 6 covered car spaces. If purchased/ leased individually, each level will have access to 3 car spaces.

A multitude of business and commercial uses permissible. The nature of the sale will determine whether or not strata levies become relevant.

<b>PREMISES:</b>	Level 1 and 2
<b>AREA m<sup>2</sup>:</b>	418
<b>RENT PA:</b>	\$145,000 net p.a. + GST
<b>PRICE:</b>	\$2,200,000 + GST
<b>OUTGOINGS:</b>	
<b>COMMENTS:</b>	Available early 2020
<b>CONTACT:</b>	

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