



## Affordable Fitted Suites & Refurbished Floors 235 Car Spaces

**For Lease**

Flexible Lease Terms - Contact Agent  
Plus Outgoings

Offices

166 Epping Road, Lane Cove, NSW 2066

**Floor Area:**

161.0 m<sup>2</sup> - 4298.0 m<sup>2</sup>



## Property Description

- **Affordable Fitted Suites**
- **Impeccable views and green surrounding**
- **High car parking ratio**

This property comprises of three levels of office accommodation and two levels of basement car parking with 235 car spaces. Located approximately 12km north-west by road from the Sydney CBD and is close to Macquarie Park and North Ryde.

This building offers spacious office spaces, set in a leafy bushland setting, featuring views across the Lane Cove River from all floors and multiple balconies and outdoor entertaining areas. Located just a short distance from North Ryde Train Station and regular CBD bus services on its door step.

Ground floor and upper floors spaces available:

- Ground Floor - South 969sqm
- Level 1, 1.02 North - 1,267sqm
- Level 1, 1.01 South - 1,138sqm
- Level 2, 2.02 South - 692sqm
- Level 2, 2.03 South - 159sqm
- Level 2, 2.04 North - 1,042sqm

Car Spaces: 235

Basement parking ratio of 1 space per 30sqm leased.  
Short & Long term leases available, extremely flexible terms and motivated landlord.

## Additional Details

Energy Efficiency	Car Spaces
1.5-star NABERS	235

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