



## MODERN OFFICES SUITES WITH LIFT ACCESS

Offices • Other • Medical/Consulting

36 Kalaroo Road, Redhead, NSW 2290

**Floor Area:** 130.0 m<sup>2</sup> - 134.0 m<sup>2</sup>

### Property Description

Choice of 2 brand new architecturally designed office suites offering high exposure to Kalaroo Rd and an excellent lifestyle location.

- warm shell fitout incorporating open plan design
- Floor plates from 124sqm - 129sqm\* incorporating attractive bush outlook
- Secure undercover parking plus customer parking
- disability compliant
- Lift access

Each suite features carpeted open plan office, ducted air, kitchen and accessible bathroom (shower recess, toilet and vanity). Undercover, secure and open air car parking spaces, NBN compliant infrastructure.

Rental - from \$27,000 pa + GST

Outgoings are payable in addition to the above mentioned rental, amounts to be confirmed. The Lessee will also be responsible for the Lessee's own business related operating expenses including, but not limited to, insurance, internal cleaning, telephones, air conditioning maintenance, etc.

**For Lease**

Contact Agent  
Plus Outgoings

### Additional Details

**Municipality**  
Lake Macquarie



**Jenny Smith**

0497771300

**Investors Choice Property  
Services**

PO Box 7120, Redhead NSW 2290

