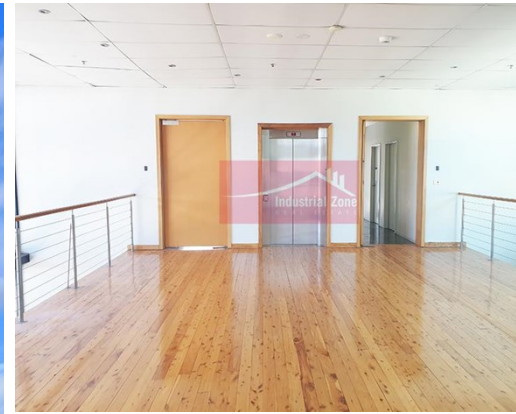


# For Lease

Level 2 42 Birnie Avenue LIDCOMBE



## 402m<sup>2</sup> OFFICE HEADQUARTERS WITH ONSITE PARKING

### Description

- Located in close proximity to Lidcombe station, Parramatta Rd & M4 Motorway
- Gated & secured complex with afterhours access
- Ten (10) allocated car spaces onsite
- Open plan office space with lift access
- M/F amenities, kitchenette, balcony & separate boardroom area
- Convenient location with on-site café
- Vacant & available now!









All dimensions and figures are approximate.

Unless stated, all prices quoted are exclusive of GST.

**Office Area sqm:** 402  
**Asking Rent:** \$110,550 Pa Net + GST  
**Zoning:** IN1 General Industrial  
**Council:** Cumberland



**Jude Adu-Boateng**  
0451 011 049  
jude@industrialzone.com.au

	<b>Location</b> Close to Parramatta Centenary Dr	M4, Rd,		<b>Availability</b> Now
	<b>Parking</b> 18			<b>Warehouse Area</b> 2,124m <sup>2</sup>
	<b>Office Area</b> 670m <sup>2</sup>			<b>Container Access</b>
	<b>High Power</b> High Power with substation			<b>Internal Height</b> 9.5m