

# For Lease

## Unit 3 9 Gateway Crescent ORANGE

### MODERN COMMERCIAL PREMISES

Orange is the largest urban area in Central West New South Wales, population circa 40,000.

The diversified regional economy of Orange is centred on mining, health services and government administration.

### Location

3 kilometres south East of Orange CBD on the North Western corner of Gateway Crescent and Perc Griffith Way. Close to car dealerships and Homemaker Centre.

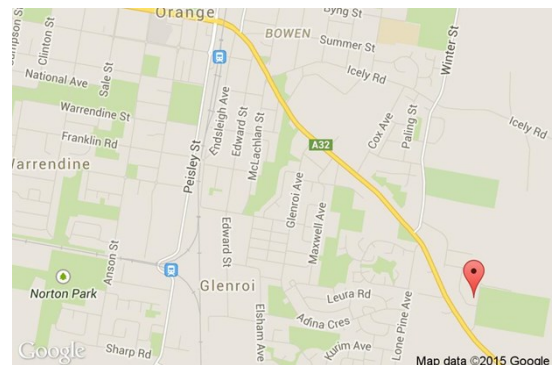
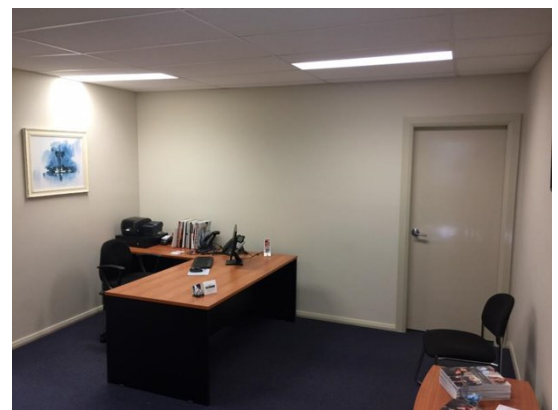
### Description

Modern commercial premises providing high quality office accommodation and warehouse/workshop  
Showroom, staffroom, amenities and warehouse/workshop on ground floor  
Offices with natural light and views on first floor  
Multiple reverse cycle split system air-conditioners  
Disabled access and amenities  
Possibility for sublease of warehouse area  
Incentives available

Amenities: Separate Male & Female  
Ceiling: Mixed Construction  
Lighting: Mixed Configuration  
Air Conditioning: Yes  
Data Cabling: Yes  
Security System: Yes

Parking: 6 on-site spaces

Zoning: B6 Enterprise Corridor



Tenancy	Area m <sup>2</sup>	Rent (Ex GST)		Net/Gross
		\$pa	\$/m <sup>2</sup>	
Unit 3	376	\$35,000	\$93	Gross

### For more information please contact

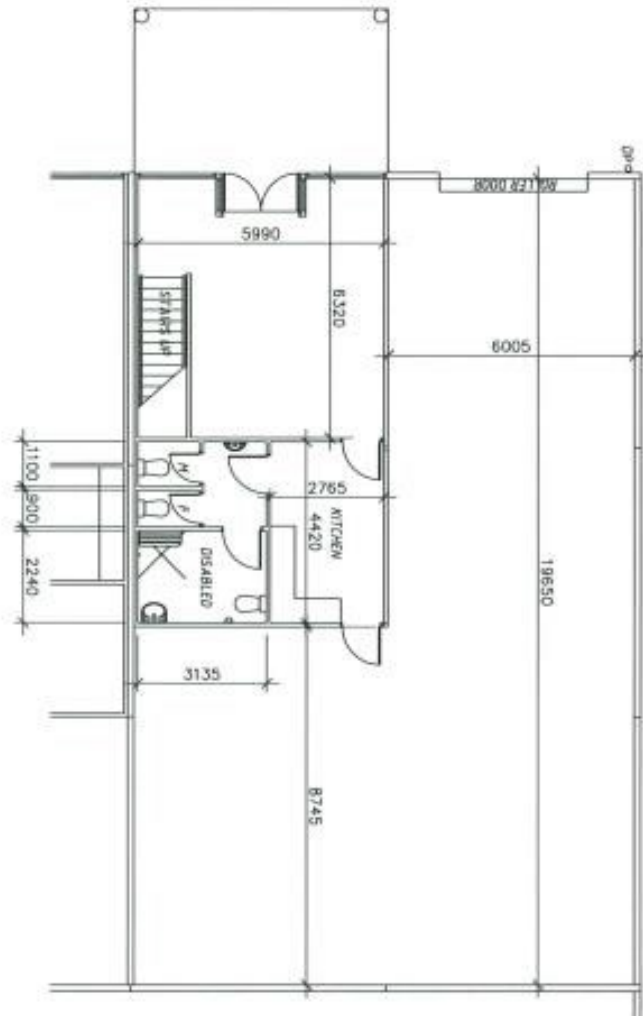
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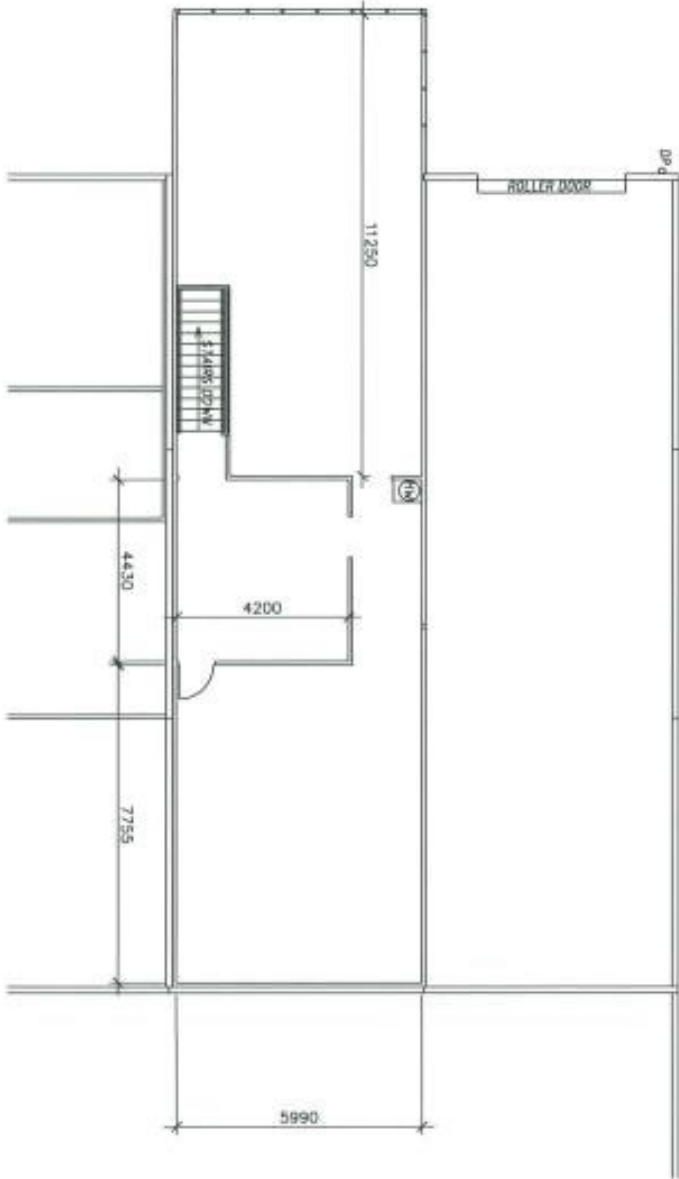


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LAYOUT DOWNSTAIRS  
SCALE 1:100



LAYOUT UPSTAIRS  
SCALE 1:100