

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.

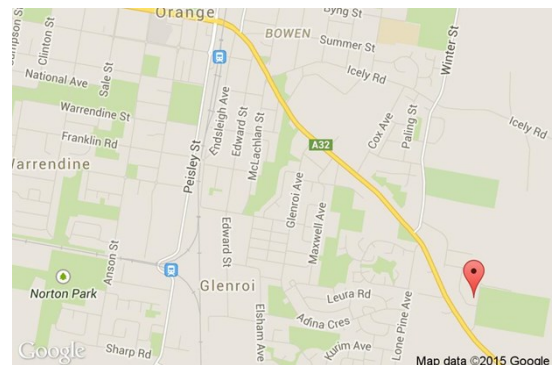
Description

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

For more information please contact

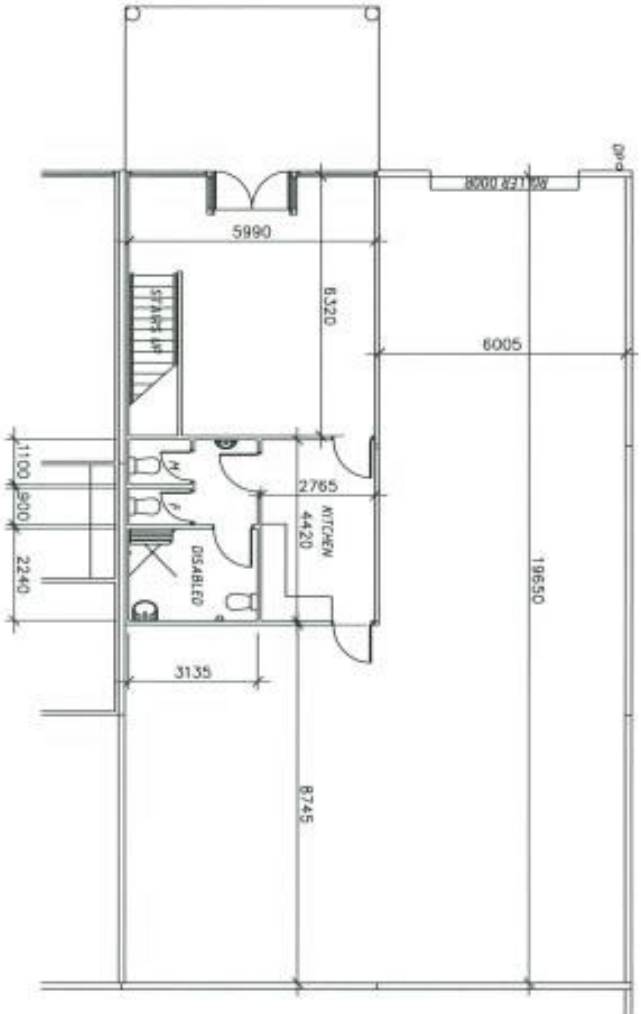
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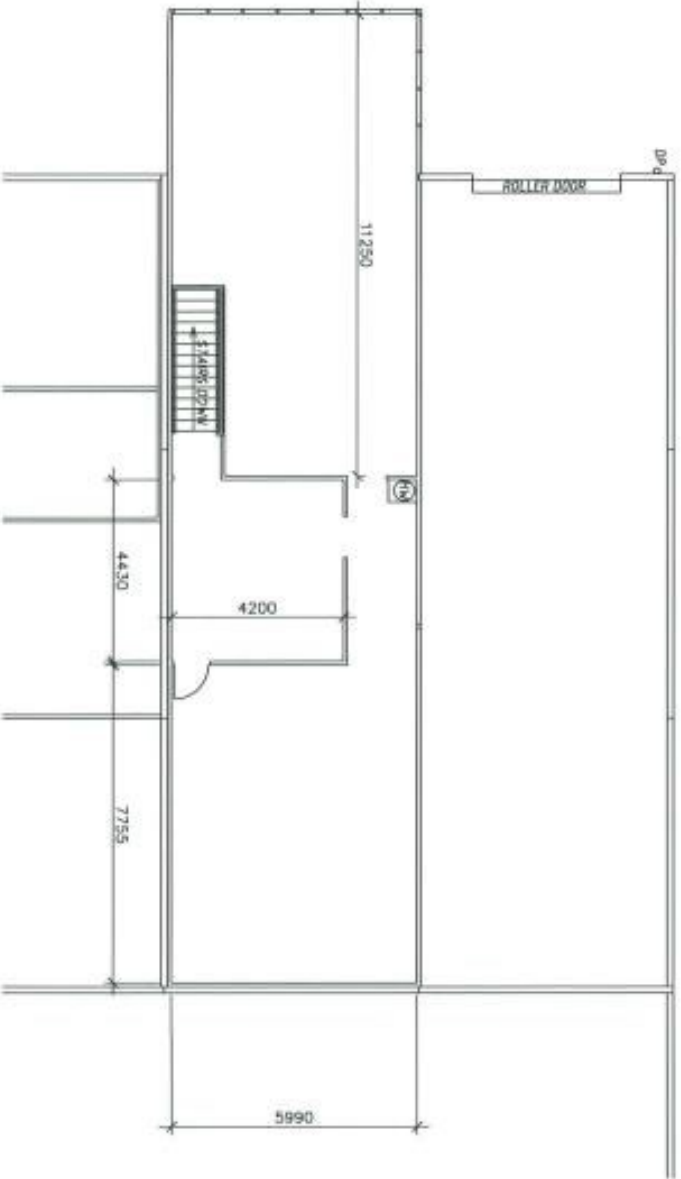


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LAYOUT DOWNSTAIRS
SCALE 1:100



LAYOUT UPSTAIRS
SCALE 1:100