

# For Lease

## 160 Kite Street ORANGE

### OFFICE 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

Situated approximately 500 metres East of Orange CBD on the South eastern corner of Kite Street and Endsleigh Avenue.

### Description

Excellent location opposite Department of Primary Industries

Attractive period building (Circa 1910)

Separate male & female amenities

May original features

Split system air-conditioners. Owner will install reverse cycle by negotiation

2 car garage or store shed.

Available as a whole or as two separate tenancies

Tenancy 1: 260 sqm

Tenancy 2 95 sqm

Whole building 355 sqm

Amenities: Separate Male & Female

Ceiling: Plasterboard

Lighting: Mixed Configuration

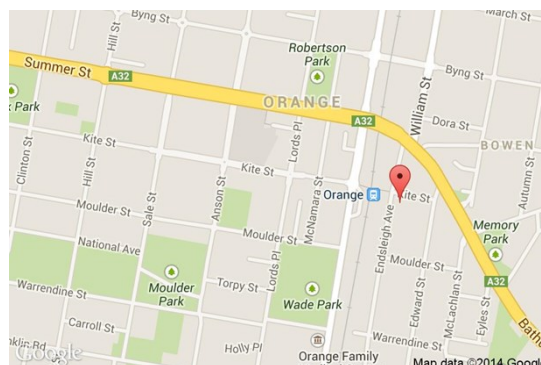
Air Conditioning: Yes

Data Cabling: Yes

Security System: No

Parking: 2 spaces in lockup garage

Zoning: B6 Enterprise Corridor



Tenancy	Area m <sup>2</sup>	Rent (Ex GST)		Net/Gross
		\$pa	\$/m <sup>2</sup>	
whole Property	355	\$84,237	\$237	Gross

### For more information please contact

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0429 656 101

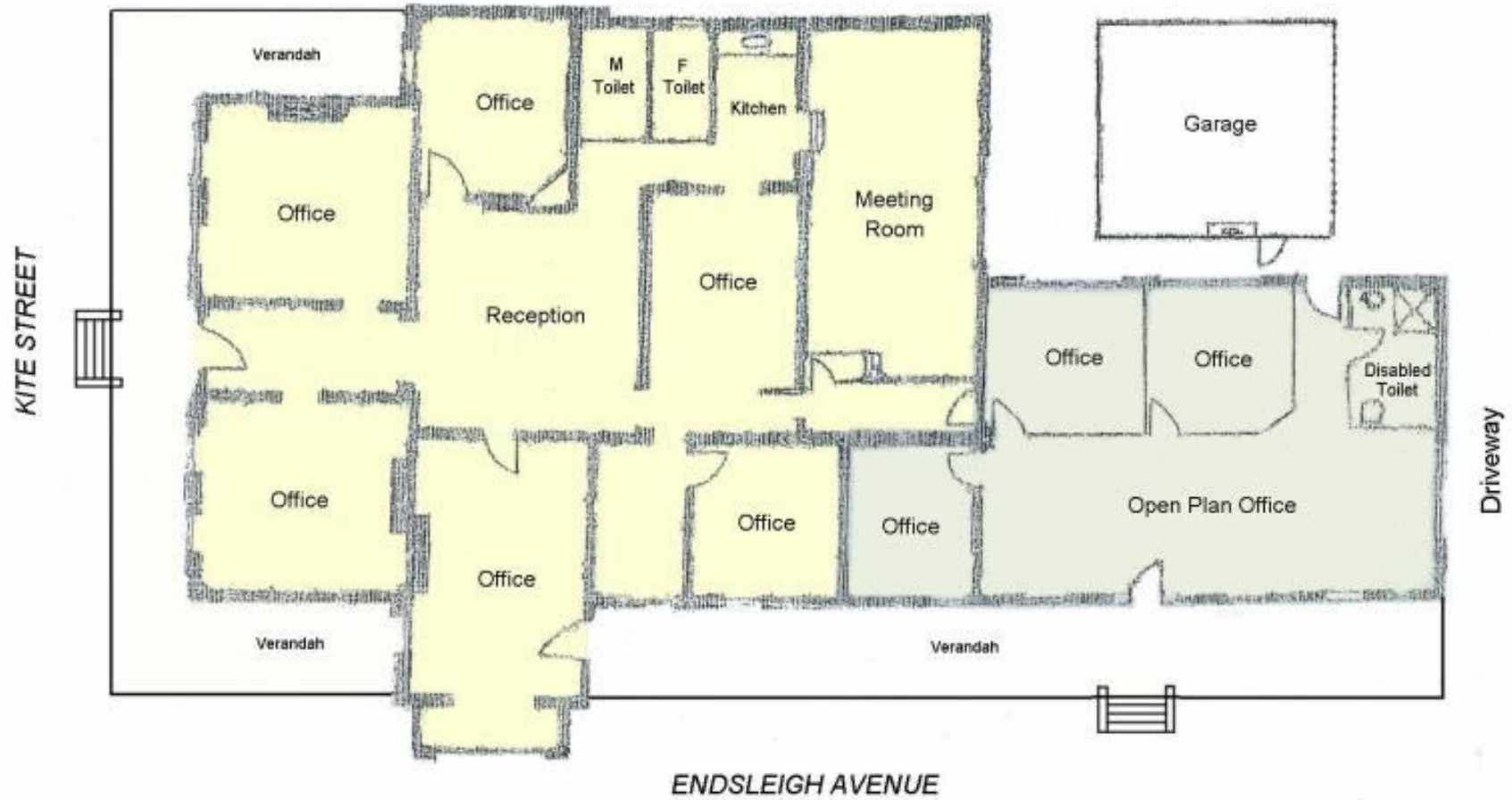
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- Tenancy A 
- Tenancy B 