

# For Lease

86 Byng Street ORANGE

## CBD OFFICE WITH ON-SITE PARKING

Orange is the largest urban area in Central West New South Wales, population circa 42,500.

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

### Location

Excellent location in Orange CBD on Southern side of Byng Street

### Description

Free-standing brick commercial office or consulting rooms  
Prime CBD location  
Existing fitout  
Ducted reverse cycle air-conditioning  
Disabled access and amenities  
Rear store shed

Amenities:            Seperate Male & Female  
Ceiling:                Plasterboard  
Lighting:              Fluorescent  
Air Conditioning:    Yes  
Data Cabling:        Yes  
Alarm System:        Yes

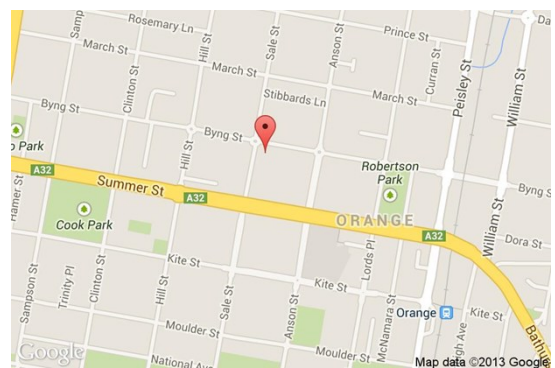
Parking:                3 on-site parking spaces  
Zoning:                 B3 Commercial Core

Area m <sup>2</sup>	Rent (Ex GST)		Net/Gross
	\$pa	\$/m <sup>2</sup>	
186	\$48,262	\$259	Net

**For more information please contact**

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