

# For Lease

21-29 William Street ORANGE

## A GRADE 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 on the western side of William Street approximately 500m from the center of the CBD.

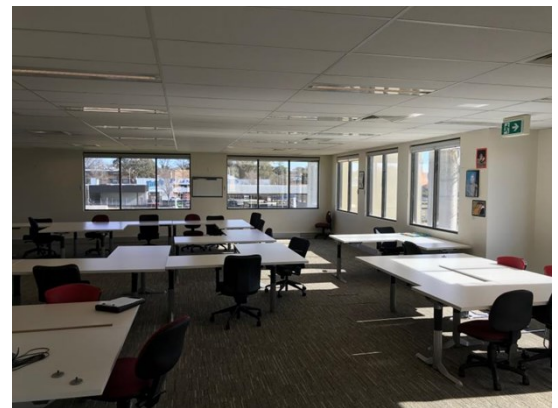
## Description

Modern first floor open plan office space  
Excellent natural light  
Carpeted and air-conditioned  
Modern energy efficient building with 4.5 star NABERS rating  
Current furnishes (desks and chairs) can be included  
Lift and stair access to first floor  
Good onsite car parking

Amenities: Shared  
Ceiling: Grid  
Lighting: Mixed Configuration  
Air Conditioning: Yes  
Data Cabling: Yes  
Security System: Yes

Parking: Two onsite

Zoning: B6 Enterprise Corridor



**BENCHMARK**  
COMMERCIAL

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Tenancy	Area m <sup>2</sup>	Rent (Ex GST)		Net/Gross
		\$pa	\$/m <sup>2</sup>	
Level 1 Suite 3	145	\$43,500	\$300	Net

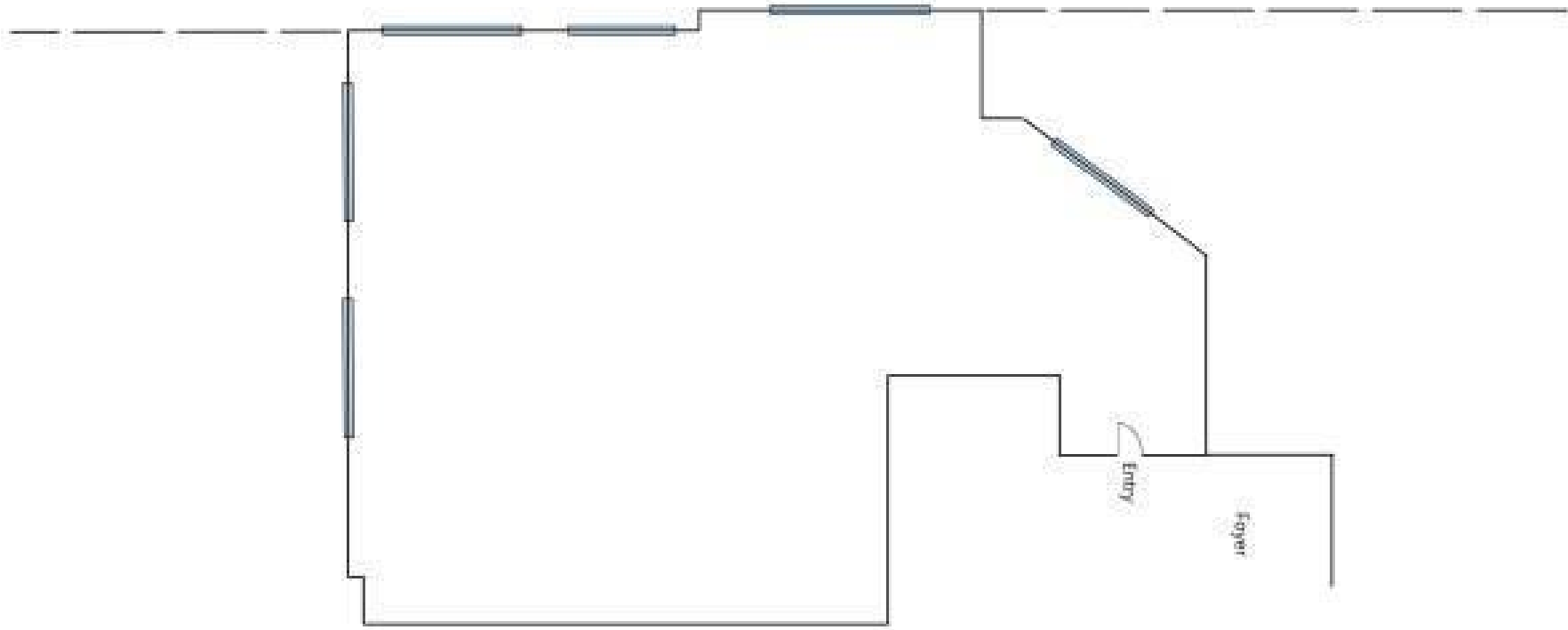
## For more information please contact

Nigel Staniforth  
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On-Site Car Parking



Foyer

Entry

Common Area  
Amenities