

# For Lease

## 3 Hampden Avenue ORANGE

### SMALL BUSINESS SUITES

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

Situated approximately 300 metres North of the Main Street close to Orange Civic Centre and Courthouse precinct.

### Description

Conveniently located modern, high quality office suites  
Access to shared boardroom/meeting room  
Disabled amenities  
Kitchenette  
Reverse cycle air-conditioning  
Individual ADSL phone and internet lines  
Car parking, electricity and air-conditioning costs included in the rent

Amenities: Separate Male & Female  
Ceiling: Mixed Construction  
Lighting: Mixed Configuration  
Air Conditioning: Yes  
Data Cabling: No  
Security System: No

Parking: One parking space per suite

Zoning: B4 Mixed Use



Tenancy	Area m <sup>2</sup>	Rent (Ex GST)		Net/Gross
		\$pa	\$/Week	
Suite 3	12	\$11,700	\$225/week + GST	Gross

### For more information please contact

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HAMPDEN AVENUE