

# For Lease

196 Lords Place ORANGE

## MODERN OFFICE/MEDICAL SPACE IN THE CBD

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

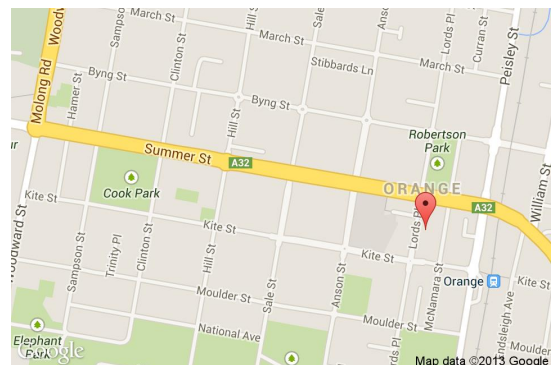
Situated in the heart of the Orange CBD with public car park adjoining at rear.

### Description

Located in heart of CBD  
Fully refurbished / as new premises  
Walk through access to public car park at rear  
Modern/new common areas and amenities  
Lift access to first floor  
Excellent natural light and insulated walls and ceilings  
Join other allied health services which are already located within the building

Amenities: Separate Male & Female  
Ceiling: Grid  
Lighting: Fluorescent  
Air Conditioning: Yes  
Data Cabling: No  
Alarm System: No

Parking: Public car park adjoins  
Zoning: B3 Commercial Core



Area m <sup>2</sup>	Rent (Ex GST)		Net/Gross
	\$pa	\$/m <sup>2</sup>	
254	\$66,040	\$260	Net

**For more information please contact**

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**BENCHMARK**  
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