

4 April 2019

6 The Crescent Kingsgrove

Various areas and options are available.

2,244 sqm – 1st floor office that can easily be divided into smaller areas, please refer to the RealServe plan dated 29.11.2018.

All offices are air conditioned.

Warehouse area of 2,298 sqm, please refer to the RealServe plan dated 04/10/2016, the warehouse is only available if leased with at least 779 sqm of 1st floor office space.

Secure basement car parking for 130 cars, car parking allowances will be included in the below listed rentals.

A new lift is being installed servicing the basement, warehouse, foyer and office levels.

All amenities and the entrance foyer will be refurbished by May 2019.

Short term tenancies on office areas will be considered.

John Dalley



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The warehouse can be leased if taken with at least 779 sqm of office space

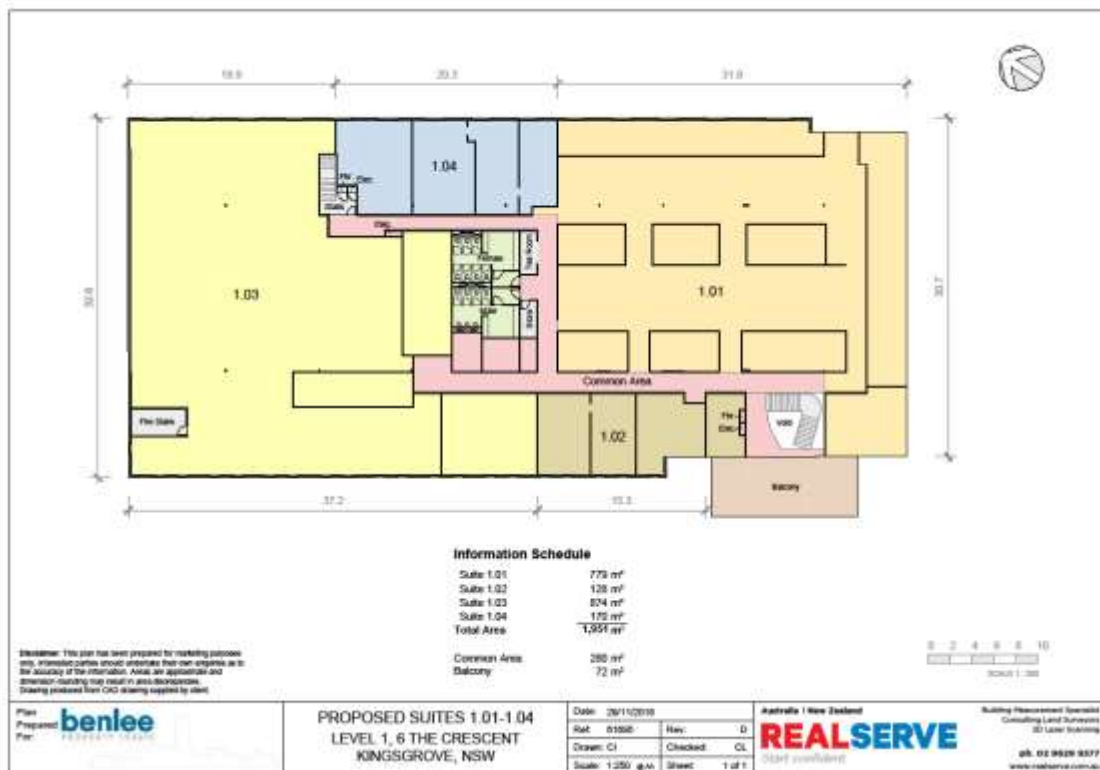
Warehouse	Area	Rate psm gross	* Rent
Areas D, E	686.00		
Warehouse 1 & 4	1,612.00		
Total ground floor	2,298.00	155.00	356,190
Awning B, exclusive use	488.00	77.50	37,820
Total rent	2,298.00		394,010

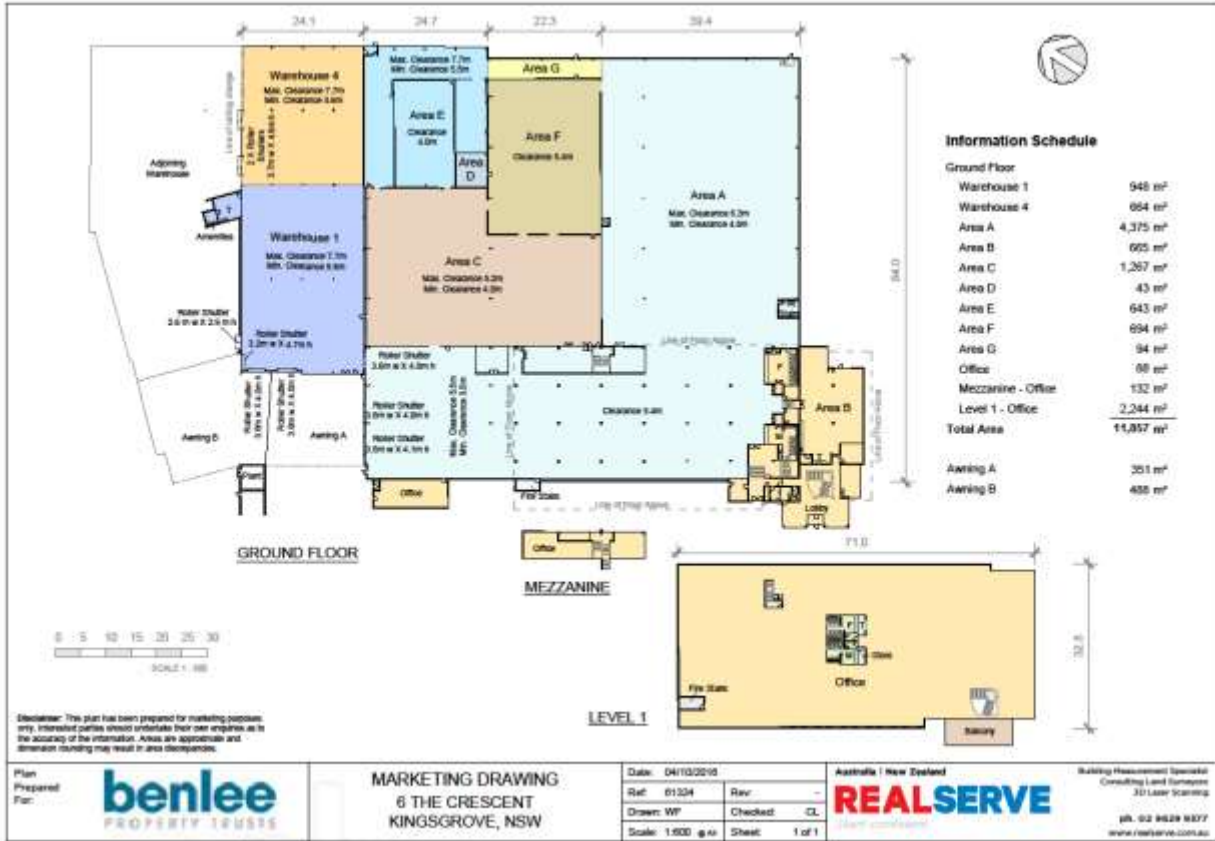
* Includes 9 allocated basement car spaces
 * New lift installed from basement car park to level 1 offices

1st Floor - office options	Area	Rate psm Gross	** Rent
Entire 1st floor	2,244	250.00	561,000
Suite 1.01	779	320.00	249,280
Suite 1.01 & 1.02	907	320.00	290,240
Suite 1.01 & 1.04	949	320.00	303,680
Suite 1.01, 1.02 & 1.04	1,077	320.00	344,640
Suite 1.03	874	270.00	235,980
Suite 1.03 & 1.02	1,002	270.00	270,540
Suite 1.03 & 1.04	1,044	270.00	281,880
Suite 1.03, 102 & 1.04	1,172	270.00	316,440

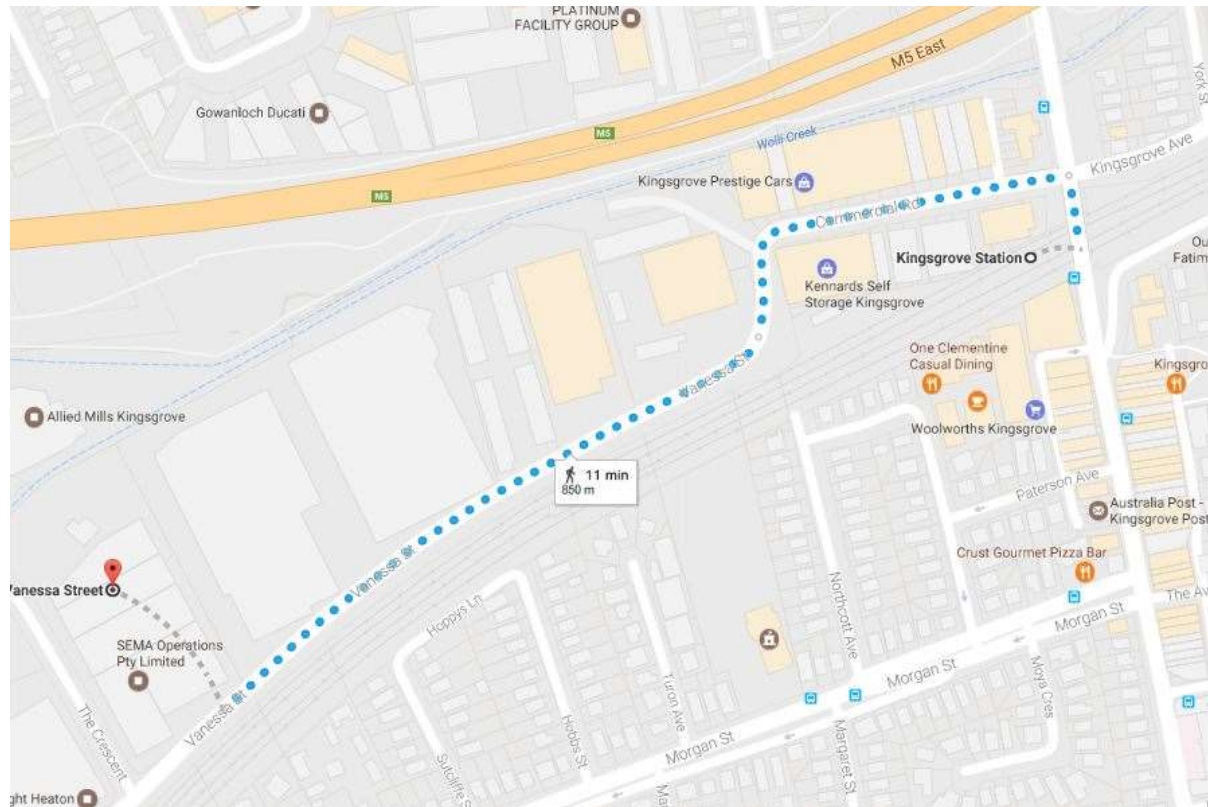
** The office rents include electricity and air conditioning costs
 ** Generous secure basement parking allocations of one space per 27 sqm of office
 ** New lift installed from basement car park to level 1 offices

Level 1 offices



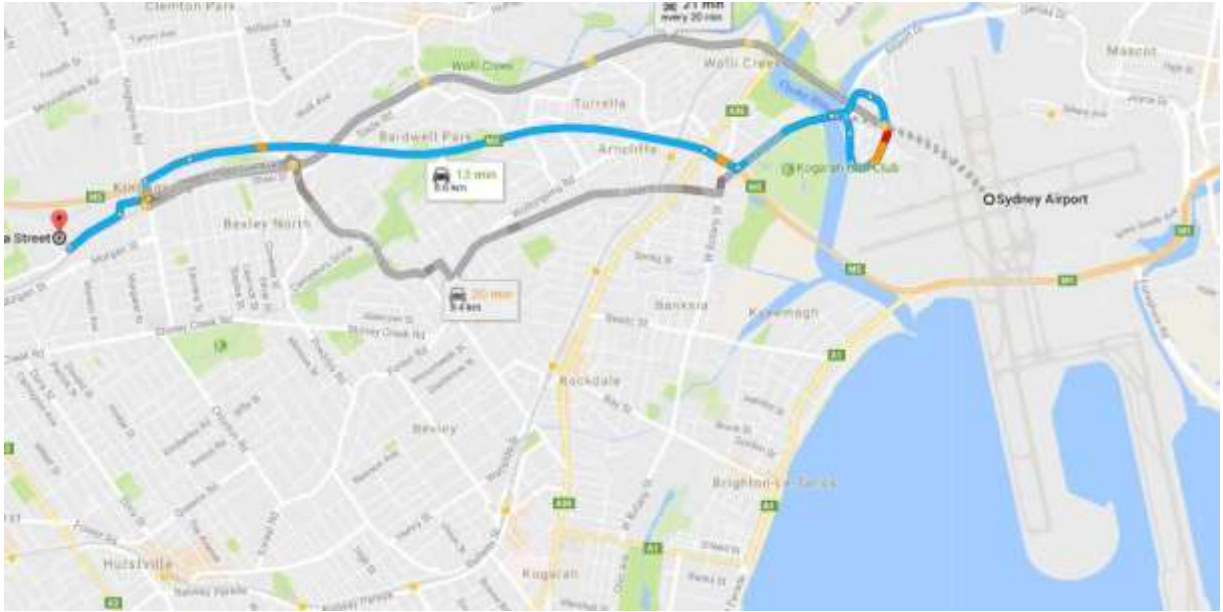


The property is an 11 minute walk of 850 meters to the Kingsgrove Railway Station and approximately 1 kilometre from the M5 OFF RAMP at Kingsgrove Rd.

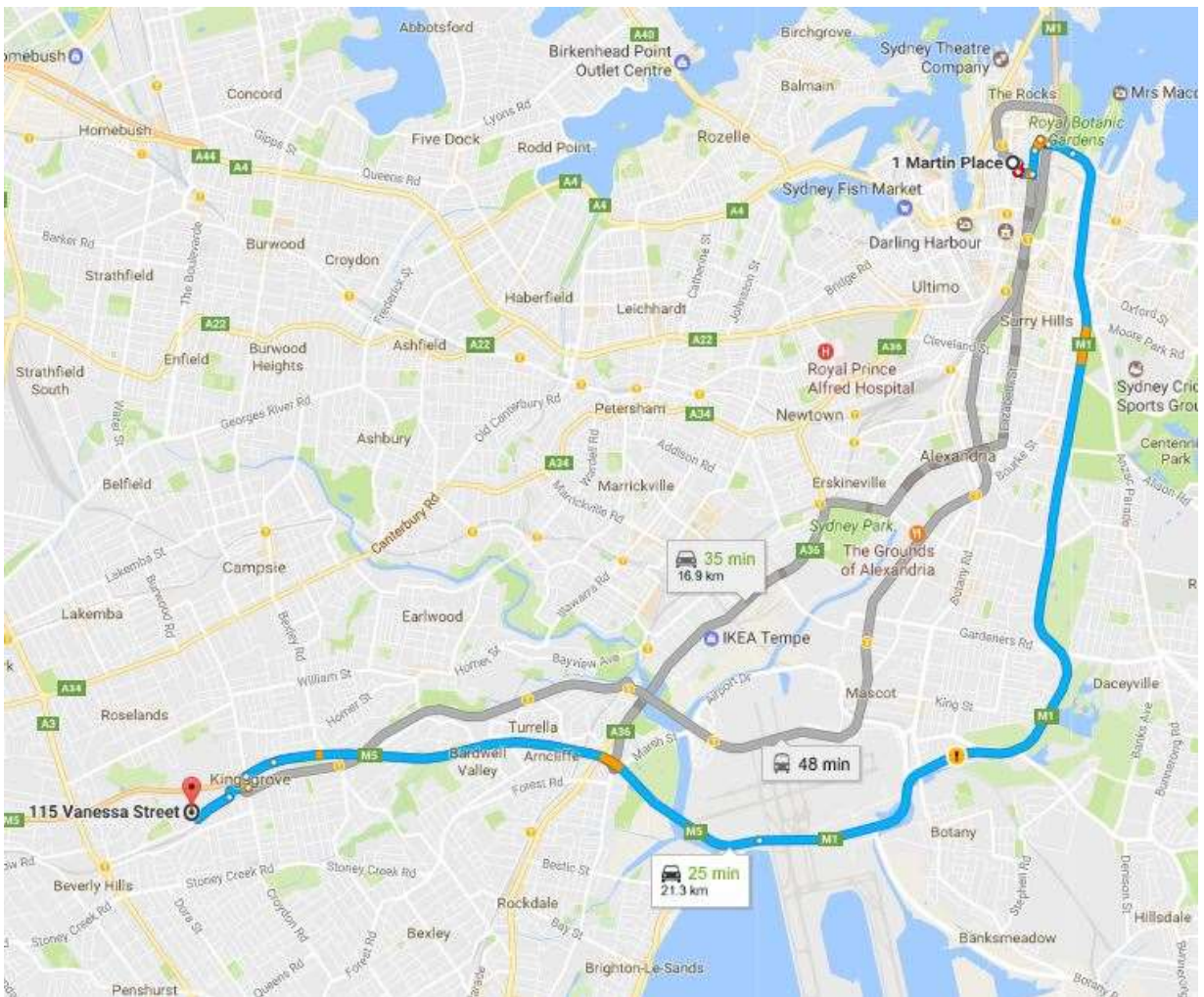


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The property is a 13 minute drive of 8.6 kilometres to the Sydney International Airport.



The property is a 25 minute drive of 21 kilometres to the Sydney GPO.



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Corner of The Crescent and Vanessa Street



6 The Crescent



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View from Vanessa Street



Visitor parking from The Crescent next to foyer



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Ground floor foyer to 1st floor offices, to be refurbished including a new 13 passenger lift



First floor office area



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1st floor office area, corner of The Crescent and Vanessa Street



Basement car park for 130 cars



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Basement car park for 130 cars



Ground floor foyer to 1st floor offices, entrance from The Crescent near the corner of Vanessa Street

