

## 13A & 13B Narabang Way Belrose For Lease

Suite No.	Size sqm	Net rent	per sq m	Car, secure spaces	Car, on grade	Balcony at no cost m2
<b>13A</b>						
Suite 4 (Ground floor)	166	55,610	335	3	3	yes
Suite 5 (Ground floor)	166	55,610	335	2	4	yes
Suite 6 (Ground floor)	127	42,545	335	1	3	
Suite 4 & 5	332	111,220	335	5	7	yes
Suite 4, 5 & 6	459	153,765	335	6	10	yes
<b>13B</b>						
Suite 3 (Level 1) (can be divided)	411	135,630	330	5	10	Yes
Suite 6 (Ground floor, can be divided), available 1.2.2022	976	317,200	325	10	25	Yes
Warehouse 2 (Available 13.1.2023)	111	25,530	230	1	2	
<b>Notes</b>						
Secure under cover parking leased at \$100 plus GST per month per space						
On grade open parking at no cost and included with the rent						
Annual rent reviews are the greater of 3% or CPI						
Outgoings current budget is approximately \$75 psm pa plus GST, for the 2020-21 year						
Additional parking can be leased on a monthly basis while available if required						
Lease terms are flexible and negotiable						
On site café						