

13 Narabang Way, Belrose



19 April 2022

| 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 |
| 13A | | | | | | |
| Suite 4 (Ground floor) | 154 | 51,590 | 335 | 3 | 3 | yes |
| 13B | | | | | | |
| Suite 3 (Level 1) (can be divided) | 411 | 135,630 | 330 | 5 | 10 | Yes |
| Warehouse 2 (Available 13.1.2023) | 111 | 25,530 | 230 | 1 | 2 | |
| Notes | | | | | | |
| Secure under cover parking leased at \$110 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 \$80 psm pa plus GST, for the 2021-22 year | | | | | | |
| Additional parking can be leased on a monthly basis while available if required | | | | | | |
| Lease terms are flexible and negotiable | | | | | | |
| On site café | | | | | | |

Belrose Business Centre



13B Narabang Way, Belrose

19 April 2022

| | Size SQM | Annual rent | Monthly rent | Weekly rent |
|---|----------|-------------|--------------|-------------|
| Suite 101 | 63.0 | 38,000 | 3,166.67 | 730.77 |
| Suite 102 | 58.0 | 35,000 | 2,916.67 | 673.08 |
| Suite 103 | 47.0 | 28,000 | 2,333.33 | 538.46 |
| Suite 104 | 29.7 | 16,000 | 1,333.33 | 307.69 |
| Suite 105 | 50.8 | 36,000 | 3,000.00 | 692.31 |
| Suite 106 | 38.0 | 24,000 | 2,000.00 | 461.54 |
| Suite 107 | 60.5 | 38,000 | 3,166.67 | 730.77 |
| Suite 108 | 45.0 | 37,000 | 3,083.33 | 711.54 |
| Suite 109 | 44.0 | 35,000 | 2,916.67 | 673.08 |
| Suite 110 | 58.0 | 41,000 | 3,416.67 | 788.46 |
| Suite 111 | 42.6 | 32,000 | 2,666.67 | 615.38 |
| Suite 112 | 33.0 | 26,000 | 2,166.67 | 500.00 |
| Suite 113 | 49.0 | 36,000 | 3,000.00 | 692.31 |
| Suite 114 | 43.0 | 22,000 | 1,833.33 | 423.08 |
| Suite 115 | 75.0 | 48,000 | 4,000.00 | 923.08 |
| INCLUDED | | | | |
| 1 external car space | | | | |
| Wireless internet 30MB/30MB, can upgrade for extra cost | | | | |
| Free use of 3 meeting rooms with conferencing facilities | | | | |
| Air conditioning running cost, maintenance & electricity cost | | | | |
| Kitchen dining/break out areas | | | | |
| On site café, can cater in your office or meeting room | | | | |
| All building outgoings | | | | |
| NOT INCLUDED | | | | |
| Electricity cost for light & power, provided by landlord & separately metered for each tenant | | | | |
| Additional external and secure car parking available | | | | |
| Secure basement car parking @ \$110 plus GST per month | | | | |
| External car parking @ \$70 plus GST per month | | | | |
| GST paid on above rentals | | | | |
| Furniture packages can be arranged for additional cost | | | | |