



1.06 / 10 Tilley Lane, Frenchs Forest FOR LEASE \$40,000 + GST

The Building – 10 Tilley Lane

Built in 2010, 10 Tilley Lane sits on the high end of the cul-de-sac. Contemporary by design, it has 3 levels of underground parking and 5 levels of commercial space. Reception is on the ground floor and has two access points. There is a lift and working cafe on the ground floor. The lift leads to 4 upper levels - each comprised of 6 suites off a central corridor, leading to stairwells, male, female and disabled toilets – fitted with showers.



The building is just off North-South alignment, with internal corner suites benefiting from generous balconies. Outside there are landscaped gardens with ground floor parking for visitors and assigned covered and uncovered parking for owners. There is a mailpoint to the west entrance and waste bins room to the east.

Nearby there is off-street parking and bus services to local areas: the beaches, Chatswood, Belrose, etc. The building is predominantly tenanted by medical practitioners.

Suite 1.06

Suite 1.06 has 88m² of internal space and an additional 16m² of balcony. The internal space benefits from plenty of natural light that pours in on two sides through floor-to-ceiling glass. There is also a glass wall to the corridor, which also provides light. The balcony is tiled and wraps around the corner of the building, offering views of the surrounding contemporary buildings, conservation area and outlook towards City and Lower North Shore. There is an internal kitchenette with sink, hot water system and storage. The suite has its own air-conditioning.



The Location – Frenchs Forest

The area benefits from over a billion dollars of improvements: Northern Beaches Hospital, Warringah Road under-pass, local roads. After years of disruption, the local roads are expected to be complete in 2020. There are plans approved and in the pipeline for further residential and commercial development.

The area is ripe for growth.

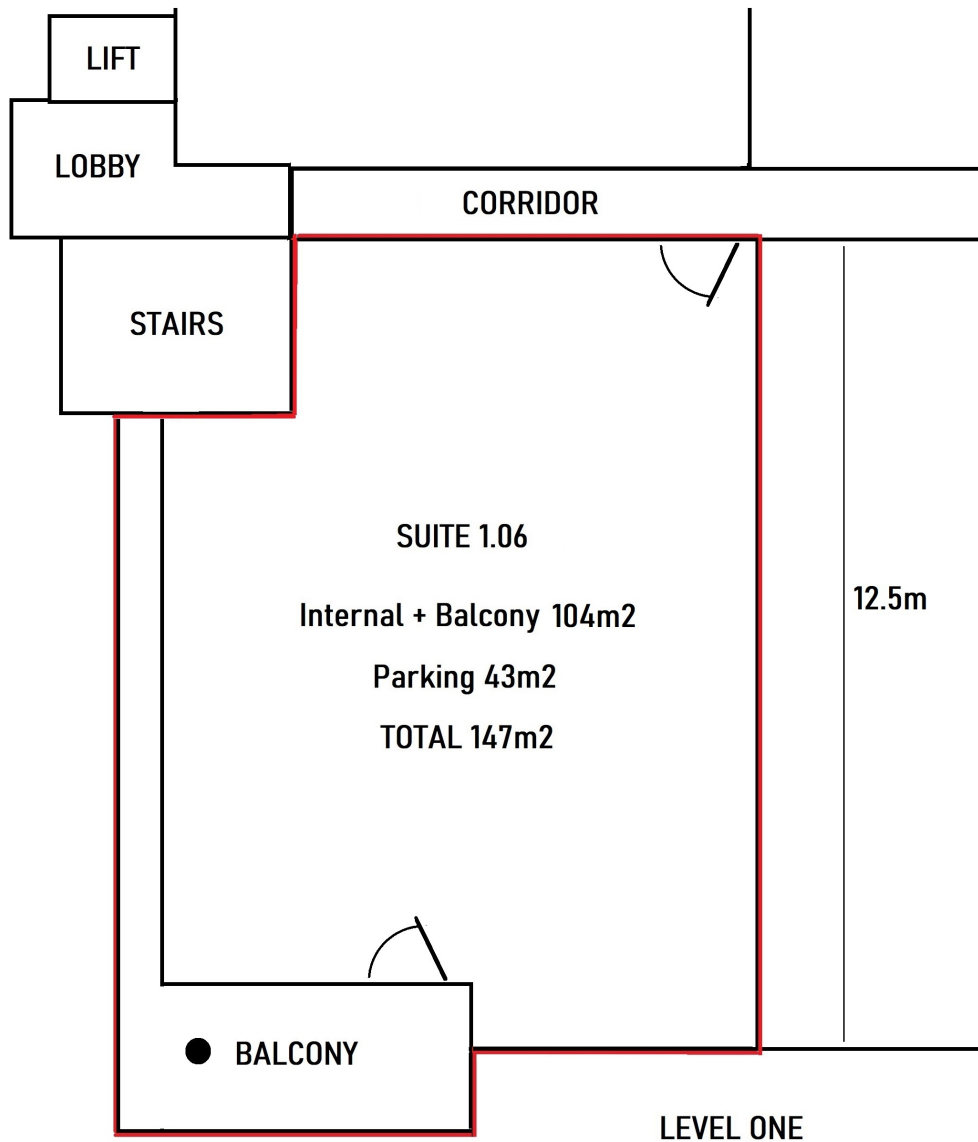
Outgoings

Strata Fee (quarter)	\$ 1,991.55
Special Levy	\$ 937.50



The Layout – Office + Balcony

The property includes 147m² on title. This comprises: office and balcony 102m² (with approx. 16m² being the balcony), and 43m² of parking on the ground floor, for 3 cars.



For inspection or further information please contact the Agent:

Robert Salisbury
0404 117 773
info@phillipbanks.com