

Business Property Update

November 2010

"Your Business Property Partner"

www.balmoralpartners.com.au



ACHIEVING GREAT RESULTS

We are making the most of the current activity, as some businesses and property owners want to position themselves prior to Christmas.



277 Lane Cove Road, North Ryde
(approx 410sqm)



46 Buffalo Road
Gladesville
(approx 276sqm)



14 Lexington Drive
Norwest
(approx 80sqm)

PROPERTY OF THE MONTH

436-484 VICTORIA ROAD, GLADESVILLE



Located in prominent position on the intersection of Victoria & Tennyson Rd, Gladesville. High clearance warehouse available



Call Now: Barry Johnston on 0412 60 60 30.

FOR SPEEDY RESULTS WE ARE READY TO GO!!!



Property day hosted by Powerhouse Group. Barry Johnston on the back of a Ducati Superbike with 2 x Australian Champion Jamie Stauffer.

If you want some action and outstanding results prior to Christmas **NOW** is the time to call.

If you would like some help please call

Barry Johnston	0412 60 60 30
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**LEASING, SALES, ASSET MANAGEMENT,
CONSULTANCY, PROJECT MARKETING**



FOR LEASE



Northern Suburbs

EPPING, 16-18 Cambridge St

Level	Office sqm	W/house sqm	Total sqm	Net Rental per sqm	Net Total Rental PA	Cars	Description
1	150	-	150	\$270	\$40,500	TBA	Basement Car Parking: \$200 per space per month + GST.
2	130	-	130	\$270	\$35,100	TBA	On-Grade Car Parking: \$125 per space per month + GST
3	192	-	192	\$270	\$51,840	TBA	Some suites have partitioning.
3	100	-	100	\$270	\$27,000	TBA	
3	62	-	62	\$330	\$20,460	TBA	

Outgoings estimated \$90psm pa + GST (approx)

Contact Barry Johnston 0412 60 60 30



GLADESVILLE

Level	Office sqm	W/house sqm	Total sqm	Net Rental per sqm	Net Total Rental PA	Cars	Description
1A		590	590	\$150	\$88,500		



NORTH RYDE, David Ave

Street No.	Office sqm	W/house sqm	Total sqm	Gross \$ Rent + GST	Gross \$ Rent (per week) + GST	Avail	Description
17	76	-	76	24,000	\$462	Now	
19	62	-	62	\$22,000	\$423	Now	Excellent parking at door.
23A	87	-	87	\$26,000	\$500	Now	

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Some storage available at an additional cost.
 Agents' interest.



NORTH RYDE, 1 Richardson Place

Unit	Office sqm	W/house sqm	Total sqm	Rental per sqm	Total Rental PA	Cars	Description
Gnd	206.3	-	206.3	\$275	Terms Agreed	5	Workstations are currently in place.
Gnd	200.7	-	200.7	\$275	Terms Agreed	6	
Lvl 1	1,180	-	1,180	\$270	\$318,600	30	

Outgoings estimated @ \$75.88 psm pa + GST

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Northern Suburbs Cont'd



NORTH RYDE, 1 Talavera Rd

Unit	Office sqm	W/house sqm	Total sqm	Rental per sqm	Total Rental PA	Cars	Description
18	60	109	169	\$255	\$43,095	TBA	Warehouse area may include some "other area" - eg stair / landing.
20	60	109	169	\$255	\$43,095	4	

Unit 18 - Outgoings estimated @ \$53 psm pa + GST
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NORTH RYDE, 35 Waterloo Rd

Suite	Office sqm	W/house sqm	Total sqm	Rental per sqm	Total Rental PA	Cars	Description
Unit 1	287	-	287	\$228	\$65,436	TBA	Parking - \$1,000 per space pa + GST
Part unit 1	287	1600	1887	\$150	LEASED	TBA	10sqm storeroom available.
Part unit 1	287	639	926	\$167	Terms Agreed	TBA	

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NORTH RYDE, 33 Waterloo Rd

Unit	Office sqm	W/house sqm	Total sqm	Rental per sqm	Total Rental PA	Cars	Description
3	122	-	122	\$310	\$37,820	3	Has fitout
12	180	-	180	\$285	\$51,300	5	
17	122	-	122	\$302	\$36,947	3	
20	98	-	98	\$320	\$31,360	3	
22	135	-	135	\$285	\$38,475	4	
25	127	-	127	\$285	\$36,195	3	

Outgoings estimated @ \$85 psm pa for the initial year. Parking - \$1,800 per space pa + GST
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Northern Suburbs Cont'd



NORWEST, 20 Lexington Drive							
Unit	Office sqm	W/house sqm	Total sqm	Rental per sqm	Total Rental PA	Cars	Description
3	2,161	-	2,161	\$240	\$518,640	TBA	Quality large floor plates with great natural light and views.
4	2,161	-	2,161	\$240	\$518,640	TBA	Cars - \$1,500 pcs pa.
3 & 4	4,322	-	4,322	\$240	\$1,037,280	TBA	

Outgoings estimated @ \$53 psm pa for the initial year.
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NORWEST, 7-9 Irvine Place							
Unit	Office sqm	W/house sqm	Total sqm	Rental per sqm	Total Rental PA	Cars	Description
Total	12,500	-	12,500	TBA	TBA	TBA	Under construction. Completion due July 2010. Superb building with views.

Outgoings estimated @ \$TBA psm pa for the initial year.
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Please note all rentals and rates exclude GST, which is payable in addition to figures quoted. (Unless indicated).

Warranty is given or implied as to its accuracy. Some details have been provided to us and have not been confirmed, hence herein do not constitute any representation by the principal or agent and are expressly excluded from any contract"