



# FOR LEASE

## GREAT SIGNAGE OPPORTUNITY.

7/349 MacDonnell Rd, Clontarf - Prime 'front of complex' exposure. Approx. 142sqm total floor area.

Set over 2 levels with the ground floor comprising of a large reception/showroom area, kitchenette and bathroom – totaling 43sqm.

Upstairs features open office/warehouse/storage space of 99sqm, including a 17.5sqm storeroom.

Features include:

- Prime complex frontage on busy MacDonnell Rd
- Disabled access to the ground floor amenities
- Huge signage opportunities
- Large window frontage
- Airconditioned throughout
- Pre-wired for data throughout
- 2 allocated off-street parking spaces with ample on-street parking available
- Possible uses include, office space, retail outlet, warehousing or storage, light industry
- Total area = 142sqm.

Rental amount inclusive of outgoings. Power and NBN to be paid by the tenant.

Note: Excludes ground floor area behind roller door.

Contact Mike for further information.

0 BED | 0 BATH | 0 CAR

PRICE:

Contact Agent.

OPEN FOR INSPECTION:

N/A

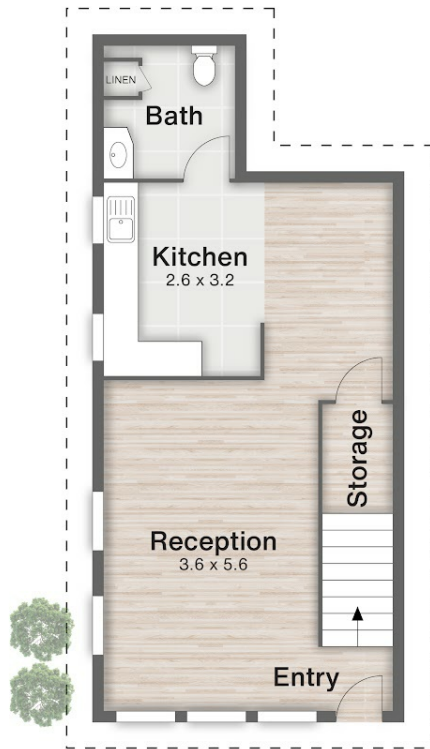


**Mike Smithers**

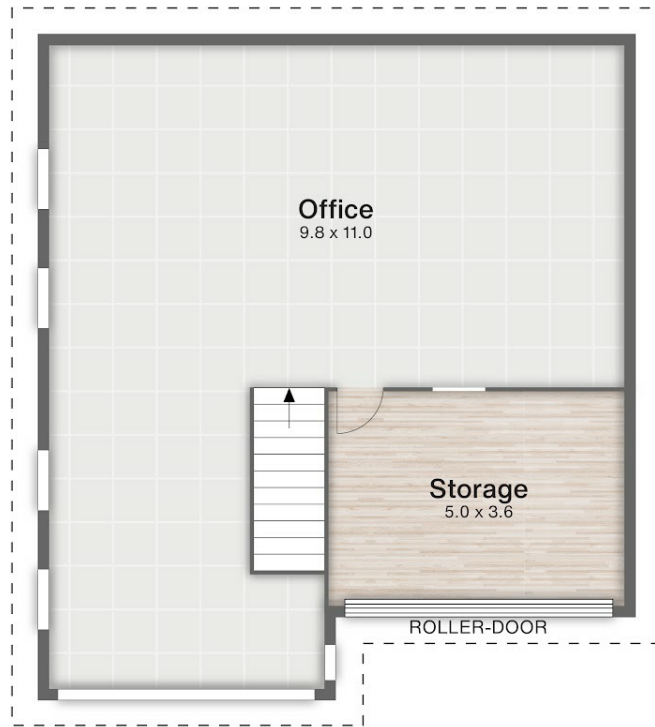
**0402221163**

mikesmithers@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)



GROUND FLOOR



FIRST FLOOR

349 Macdonnell Road **CLONTAR**

158m<sup>2</sup> | 2,752m<sup>2</sup>

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.