

C J REAL ESTATE IS EXCITED TO PRESENT

LOT 175, SUITE 101 / 25 ANGAS STREET & LOT 185, 3A / 1 BAY DRIVE, MEADOWBANK NSW 2114

Two offices are superbly situated in the highly sought-after Waterpoint Shepherds Bay Meadowbank. Developed by Billbergia Group, this is a rare offering of two modern office spaces (LOT175: 319sqm & LOT 185: 195sqm) located in a high pedestrian and vehicle traffic area. This remarkable opportunity presents owner-occupiers and investors with various potential future options. Attractively suited for a variety of businesses.

Modern, well-maintained commercial properties. Presently leased at a fixed 3-year term that offers impressive rental income at 7%.

Positioned within a short stroll to Meadowbank Shopping Centre, the offices are in close proximity to IGA supermarket, cafes, shops, TAFE, schools, parks, restaurants, and boasts multiple transport options with ferries, trains, and buses, all available within an easy stroll.

Completion of the MEEP (Meadowbank Education and Employment Precinct) project would significantly increase the local population, bringing in more jobs and increasing foot traffic in a tightly held area.

Additional key attributes of LOT 175:

- Substantial modern office area of 319sqm
- Lessee pays 100% of outgoings
- Passing income of \$138,978 per annum (7% rental return)
- Versatile open plan office layout featuring multiple zones
- Positioned adjacent to the shopping mall
- Internal kitchen with separate female and male restrooms
- Spacious rooms with separate meeting rooms ideal for board meetings and training
- Generous storage areas throughout
- Secure entrance and convenient pedestrian access to local shopping plaza
- On-site building manager
- Ample visitor car spaces in the secure basement (abundant street parking also available)
- Ducted reverse-cycle air-conditioning

Additional key attributes of **LOT 185**:

- Modern office area of 195 sqm
- Lessee pays 100% of outgoings
- Passing income of \$88,188.87 per annum (7% rental return)
- Leased to a multi awarded building development firm, Billbergia Group (Head Office)
- Breathtaking water views overlooking the Shepherds Bay riverside precinct
- Corner block office front exposure
- Immaculately presented open-plan areas with natural light
- Ducted reverse-cycle air-conditioning
- Secure entrance and underground pedestrian access to local shopping plaza via car park
- Ample visitor car spaces in the secure basement (abundant street parking also available)
- Separate male and female restrooms
- Onsite building manager

For more information, please contact the exclusive selling agent below:

Kay Lee

Sales Project Marketing

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EXECUTIVE SUMMARY

LOT 175



Address	Suite 101 / 25 Angas Street, Meadowbank, NSW 2114
Title Details	Lot 175
Strata Area	348sqm
Property Description	Level 1 Strata Title office
Local Authority	City of Ryde
Tenure Term	3 Years
Total Annual Outgoings	100% Pay by tenant
Annual Net Passing Income	\$138,978 plus GST

EXECUTIVE SUMMARY

LOT 185



Address	3A / 1 Bay Drive, Meadowbank, NSW 2114
Title Details	Lot 185
Strata Area	Internal: 195sqm & Total: 237sqm
Property Description	Strata Title office
Local Authority	City of Ryde
Tenure Term	3 years
Total Annual Outgoings	100% Pay by tenant
Annual Net Passing Income	\$88,188.87 plus GST



SALES PROCESS

Suite 101 / 25 Angas Street & 3A / 1 Bay Drive, Meadowbank will be offered via Private Treaty.

DUE DILIGENCE & SALES CONTRACT

To organize an inspection or to request access to a contract for sale, please contact the exclusive selling agent.

CHANGES TO THE PROCESS

The vendor reserves the right to reject any offer without limitation and without giving reasons. The vendor may, in its absolute discretion, suspend or vary the sale process, negotiate with any other party who submits an offer or with any other party, enter a binding contract with any party at any time prior to the close of the sale process, and may withdraw the property from sale.

For further information, please refer to the Disclaimer.

DISCLAIMER

The information contained in this Information Memorandum and any other verbal or written information given in respect of the property (“information”) s provided to the recipient (“you”) on the following conditions:

1. None of C J Real Estate respective officers, employees or consultants (“we”) make any representation, warranty or guarantee, that

The information, whether or not in writing, is complete, accurate or balanced. Some information has been obtained from their parties and has not been independently verified. Accordingly, no warranty, representation or

Undertaking, whether express or implied, is made and no responsibility is accepted by us as to the accuracy of any part of this, or any further information supplied by or on our behalf, whether orally or in writing.

2. All visual images (including but not limited to plans, photographs, specifications, artist impressions) are indicative only and are subject to change. Any measurement noted is indicative and not to scale. All outlines on photographs are indicative only.

3. The information does not constitute, and should not be considered as, a recommendation in relation to the purchase of the property or a solicitation or offer to sell the property or a contract of sale for the property.

4. You should satisfy yourself as to the accuracy and completeness of the information through your own inspections, surveys, enquiries, and searches by your own independent consultants, and we recommend that you obtain independent legal, financial and taxation advice. This includes as to whether any price is inclusive or exclusive of GST.

5. We are not valuers and make no comment as t value “Sold/Leased’ designations show only that stock is “Currently not available” – not that the property is Contracted / Settled. If you require a valuation we

recommend that you obtain advice from a registered valuer

6. The information does not and will not form part of any contract of sale for the property. If an interested party makes an offer or signs a contract for the property, the only information, representations and warranties upon which you will be entitled to rely will be as expressly set out in such a contract.

7. interested parties will be responsible for meeting their own costs of participating in the sale process for the property, we will not be liable to compensate any intending purchasers for any costs or expenses incurred in reviewing, investigating or analysing any information.

8. we will not be liable to you (to the full extent permitted by law) for any liabilities, costs or expenses incurred in connection with the information or subsequent sale of the property whatsoever, whether the loss or damage arises in connection with any negligence, default or lack of care on our part.

9. No person is authorized to give information other than the information in this Information Memorandum or in any brochure or document authorized by us. Any statement or representation by an officer, agent, supplier, customer, relative or employee of the vendor will not be binding on the vendor or us.

10. To the extent that any of the above paragraphs may be construed as being a contravention of any law of the State or the Commonwealth, such paragraphs should be read down, served or both as the case may be require and the remaining paragraphs shall continue to have full force and effect.

11. We accept no responsibility or liability to any other party who might use or rely upon this report in whole or part of its contents.

12. The information must not be reproduced, transmitted or otherwise made available to any other person without our prior written consent