



GROUND FLOOR – FOR SALE or LEASE

Opposite Northern Beaches Hospital



BUY	Ground Floor	(254m ²)	\$ 1,135,000	(ex. GST)
LEASE	Ground Floor	(254m ²)	\$ 97,600	(ex. GST)

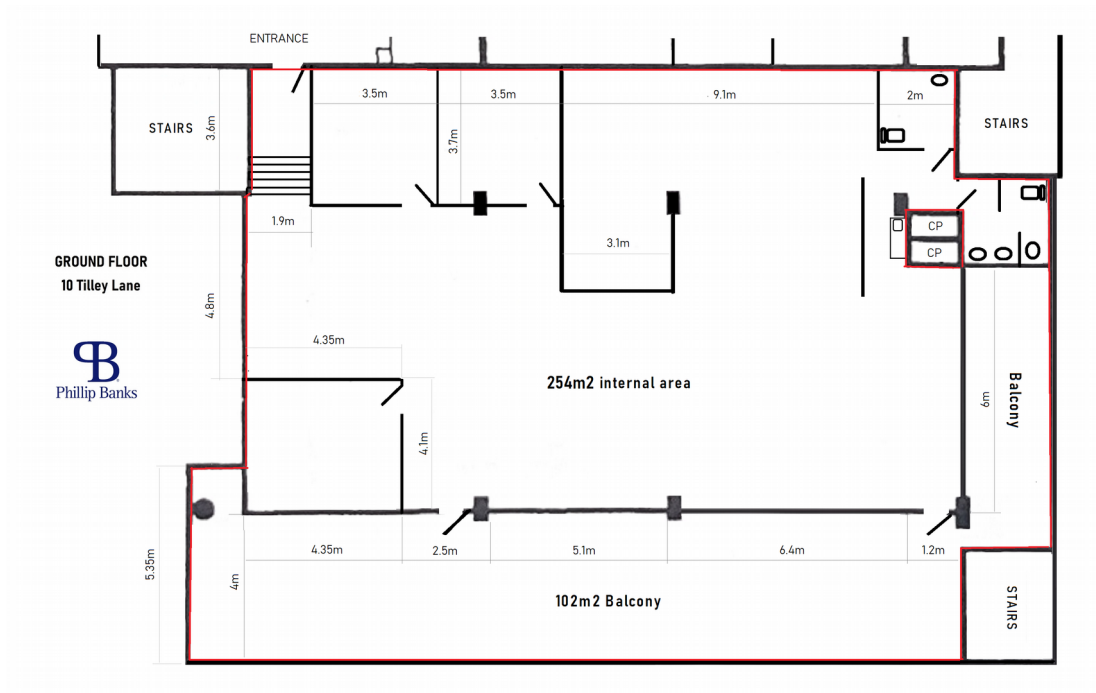
The Building – 10 Tilley Lane

Contemporary by design, 10 Tilley Lane sits high on the cul-de-sac, with by design, it has 5 levels, underground and on site parking. Mainly comprised of Medical Practitioners, it has a Reception on the ground floor, a working cafe and lift that leads to 4 upper levels - each comprised of 6 suites off a central corridor, exit stairwells and male, female and disabled toilets – fitted with hot water 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 mail-point to the west entrance and waste bins room to the east.

Nearby there is the Northern Beaches Hospital, off-street parking and bus services to local areas: the beaches, Chatswood, Belrose, etc.

This building is tenanted predominantly by Medical Practitioners.



Ground Floor

The Ground Floor comprises 254m² of internal space and an additional 102m² of balcony. The internal space benefits from plenty of natural light that pours in on three sides through floor-to-ceiling glass. There is access to the ground floor reception, where there is a building dedicated cafe.

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.



Bus stops within 5 km of G01, 10 Tilley Lane, Frenchs Forest, NSW 2086	Distance
Wakehurst Pkwy After Warringah Rd	195 m
Wakehurst Pkwy Before Warringah Rd	210 m
Warringah Aquatic Centre, Access Rd, Aquatic Dr	248 m
Frenchs Forest Rd After Skyline Pl	303 m
Warringah Rd Opp Rodborough Rd	332 m

For inspection or further information please contact the Agent.

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