



## 4.06 / 10 Tilley Lane, Frenchs Forest FOR LEASE \$59,600 + GST

### The Building – 10 Tilley Lane

Contemporary by design, 10 Tilley Lane sits on the high end of a cul-de-sac and 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 4.05 / 4.06

Suite 4.05 has 67m<sup>2</sup> of internal space and 4.06 has 127m<sup>2</sup> of internal space including balcony. Natural light 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 wraps around the corner of the building, offering magnificent views towards Sydney CBD and the surrounding contemporary buildings and conservation area. There is an internal kitchenette with sink, hot water system and plenty of storage. The suite has its own air-conditioning.



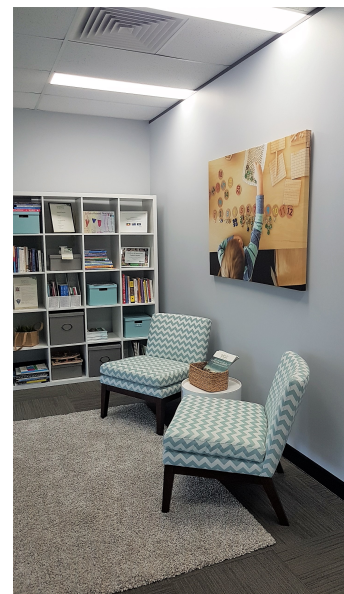
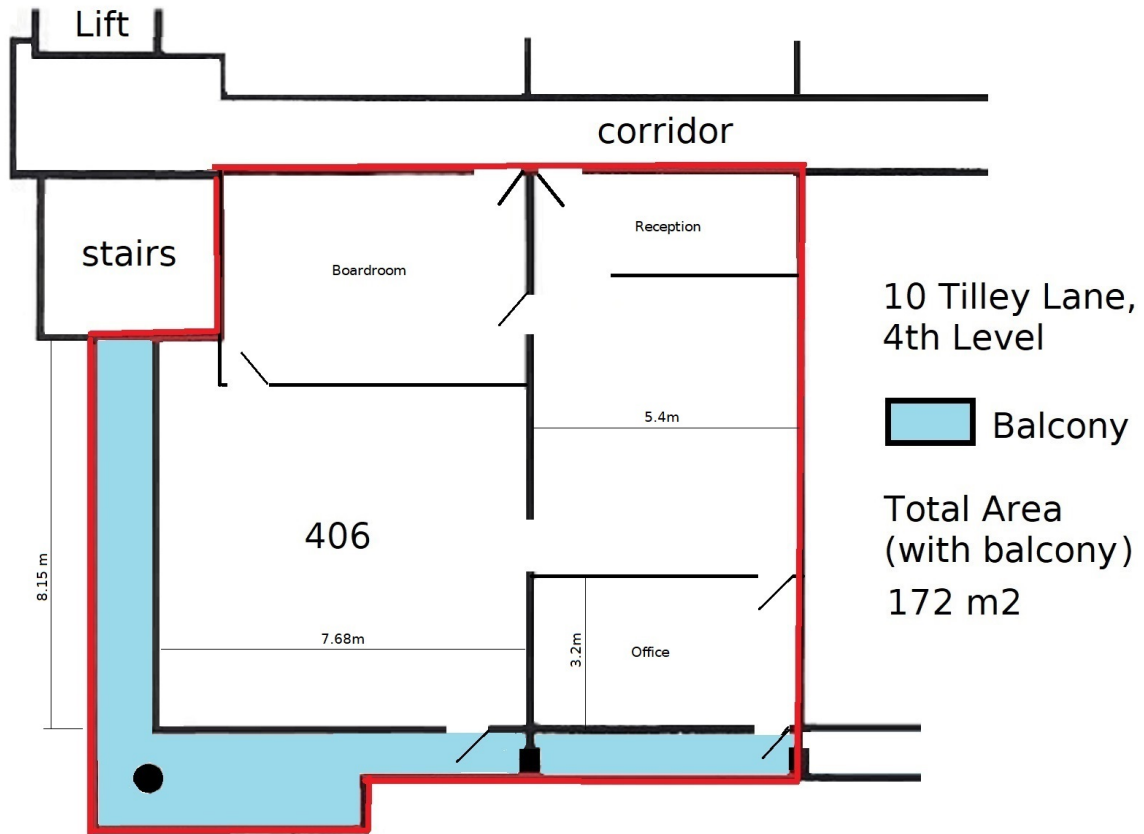
### The Location – Frenchs Forest

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 open and there are plans approved for further residential and commercial development.

The area is ripe for growth.



The property includes two offices of 105m<sup>2</sup> and 67m<sup>2</sup>, including two balconies. There are 4 car parking spots on title. The balcony offers views towards the CBD and beyond.



For inspection or further information please contact the Agent:

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