

TheWorks, CircaWork, NSW



If you're looking for a great future workplace, consider office space at TheWorks.

TheWorks will lie at the heart of the CircaWork precinct in Norwest Business Park. CircaWork creates a new benchmark in integrated business parks, offering an environment that promotes lifestyle, amenity and an excellent employment pool amongst a mix of retail, medical, and commercial spaces.

Once built, TheWorks will be a leading example of ESD, with efficiency and tenant requirements at the forefront of design. Large, efficient floor plates and the ability to integrate vertically means CircaWork will be able to accommodate your needs; from part floors up to approximately 11,610 sqm.

With a car parking ratio of one car space per 25 sqm of leased area, this will be an opportunity to occupy new A Grade accommodation in a planned and cost effective environment.

Access to CircaWork is easy from the Sydney CBD on the M7 Orbital and the M2.

LEVEL	SUITE	AREA sqm.	NET RENT sqm. P.A. (ex GST)	AVAILABILITY	TERM	FITOUT	COMMENTS
Ground	Whole or part floor	4,448	\$295	18 months from execution of AFL	Negotiable	By Negotiation	Once built, this will be an A Grade building with large and efficient H Shape floor plates allowing subdivision from 800 sqm to whole building of approximately 11,610 sqm.
Level 1	Whole or part floor	3,578	\$295	18 months from execution of AFL	Negotiable	By Negotiation	
Level 2	Whole or part floor	3,584	\$295	18 months from execution of AFL	Negotiable	By Negotiation	
Entire Building	All	11,610	POA	18 months from execution of AFL	Negotiable	By Negotiation	

Naming/Signage Rights

Available by negotiation.

Outgoings

All rents will be net rentals, outgoings are estimated at \$65 per sqm p.a. The tenant is to pay a pro-rata share of outgoings.

Car Parking

Once complete, basement car parking with direct access to lobby and office floors will be available for the exclusive use of tenants on a car parking ratio of one car space per 25 sqm. Car parking will be charged at \$1,750 +GST per car space per annum. Additional parking may be available upon request.

This information is correct as at 2 August 2010. Tenancy details are approximate and subject to change without notice.

Contact

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