

# PRIME COMMERCIAL SPACE FOR LEASE

An opportunity exists to lease commercial space, surplus to requirements in Gymea.

## Where is the space situated?

Situated on the Cnr of Gymea Bay Rd and The Kingsway on the ground floor next to Caruso's restaurant, facing The Kingsway side. (Clock tower building) Approximately 200 meters from Gymea railway station. (Lift access available)

Description: The space was occupied by an 11 bed Physiotherapy Centre, servicing the upstairs fitness club members (GBF), in addition to various external clients. The business was trading profitably and growing. A dispute between the Physio Partners could not be resolved forcing the cessation of trading.

The current fit out comprises polished hardwood timber floor with recessed electrical outlets. Gyproc architectural ceilings with reflective and dimmable fixed down lights. Area has 2x6 hp ducted air-conditioning systems with fresh air inlets. Wet area comprises stainless steel sink with adjacent space for a washing/dishwasher. The physio beds and medical style curtains/railing can remain if required. Wheel chair access from disabled space via external ramp available to these premises.

Access is through the common ground foyer with the fitness club; however independent access is available if required. Lift access from basement car park, entry foyer, to first level fitness club, (GBF) is being proposed.

Who would benefit: This space would suit a professional tenant who requires exposure and easy access to clients and or patients, or would benefit with synergy with the upstairs fitness club. (GBF)

Exposure: The space has 3 natural exposure streams.

1. Situated on The Kingsway, the main thoroughfare between Sutherland, Westfield Miranda, Caringbah and Cronulla in a land mark building with visible frontage to The Kingsway of approximately 12 meters and slightly elevated.
2. Gym member traffic through the foyer to the first level averages approximately 150-200 member visits per day, seven days per week, and an additional number of prospective members per month who have recently moved into the area.

The demographic average age is 43 years old with a member catchment area that includes all the surrounding bay areas predominantly south of The Kingsway.

3. Situated above the main car park entrance, allows exposure to your business to gym and restaurant traffic, (Caruso's, Lazona Café) that use the basement car park.

Suggested uses, Medical, Massage/Physio, Wellness, Financial services, Hair Salon or Beautician Salon, Day Spa etc

## Summary

Area	116 m2
Car Space	2 undercover exclusive
Car space additional	37 shared
Disable Access	Yes. Additional lift access from basement being proposed.
Disable parking	Yes. With ramp access to premises.
Loading Bay	Yes.
Rail Access	Gymea Bay Station (lift access enabled) approximately 180 meters from southern boundary of building.
Air-con	2x6 hp ducted units with fresh air inlets.
Fit out	The current fit out comprises polished hardwood timber floor with recessed electrical outlets. Gyproc architectural ceilings with reflective and dimmable fixed down lights. Area has 2x6 hp ducted air-conditioning systems with fresh air inlets. Wet area comprises stainless steel sink with adjacent space for a washing/dishwasher. The physio beds and medical style curtains/railing can remain if required. <u>Wheel chair access from disabled space via external ramp available to these premises.</u>
For Photos	<a href="http://www.gymeabayfitness.com.au">www.gymeabayfitness.com.au</a> and click on the For lease tab
Lease Term	Negotiable
Monthly Rent	\$4500 per calendar month plus Outgoings and Gst.
Available	Immediately.

For additional information or to inspect the above premises please call 0418 251 702 or call Gymea Bay Fitness on 95252525 and ask for Adam.

Figure 1 Gymea Bay Fitness Level 1



Figure 2 Premises For Lease



Figure 3 Additional Photos



Figure 4 Car Park Entrance



Figure 5 Landmark Location

