

45 Jones Street, Ultimo



45 Jones Street, Ultimo is a landmark building of great significance. Designed by respected heritage architect Herbert E. Ross, the original five level Federation style warehouse was purpose built for the co-operative Wool and Produce Company in 1899. The building was completely refurbished and upgraded to high standard in 2005 including a two level entry foyer. Facilities provided include, concierge on the ground floor level, a coffee shop/café available on level four plus shower and change room facilities on level one car parking for use by all tenants.

The building is not only occupied by the Toga Group of Companies but is also the home to international tenants such as Johnson & Johnson Asia Pacific and Sheridan Australia.

Location	Total Area/m2	Rental PSMPA (Gross)	Rental PA	Fitout	Available	Listing Comments
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Contact

Jacob Rolls
Toga Group Pty Limited
Tel: 9356 1004
Mobile: 0407 044 228

Level 7	3325 sqm	\$460	\$1,529,500	Yes	July 2011	Whole floor with fit out in place.
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- 4 star NABERS RATING
- Ample car parking available
- This floor can be spit into two tenancies

\$10,000 Visa Gift Card available for leases signed for level 7 prior to 31st December 2011

Please note – The above rentals and outgoings are exclusive of GST

All rental rates unless otherwise stated are calculated on a gross basis. All outgoings figures stated above are estimates and subject to final confirmation by the Toga Group. All areas are approximate and may be subject to survey. Please note availability dates are subject to vacant possession of premises. Advertising of properties in your own right will need approval by Toga Group, this includes listing on your own websites.

