

four walls commercial

SPECIALIST COMMERCIAL INDUSTRIAL RETAIL AGENTS

27th April 2017

A. Levy
Antidote Holdings Pty Ltd
12 Annie Street
Wickham NSW 2293

Via Email: andrew@leveyagencies.com.au

Dear Andrew

Re: Appraisal – 12-16 Annie Street Wickham NSW 2293

Further to our meeting on site, we are pleased to provide you with our thoughts current market rates for your Annie Street premises.

Based on rates being achieved for comparable properties, I would expect to see the following in the current market:

Sale: \$975,000 - \$1,075,000 excluding GST

Lease: \$36,000 - \$42,000pa Net

Note; Appraisal based upon approx. 545m2 free standing lot improved upon by 270m2 high clearance brick warehouse with full height roller door & glass façade with excellent access and parking. Building split almost equally between office and warehouse. Property situated on CBD fringe, close to port, services and amenities.

Should you wish to discuss any aspect of our appraisal, please do not hesitate to contact me anytime on 49100 111 or 0429 105 800.

Kind Regards



George Pusmaz
Industrial Sales & Leasing

SALES • LEASING • ASSET MANAGEMENT • PROJECT MARKETING

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