

04/07/2022

Dear Darren,

**Re: Potential Leasing and Sales Value –
4/4 Hamley Road, Mount Kuring-Gai NSW 2080**

Thank you for the opportunity to provide you with our opinion of the current market leasing and sales value of the above property.

We have considered the location of the premises and compared it to other similar warehouse/industrial properties located within the Kuring-gai area.

The property is a warehouse with mezzanine floor and (1) car space.

Based on the current values and the lettable size of the warehouse, the current leasing market rate would be in the range of **\$26,500.00** to **\$28,500.00** per annum. Please note this is a gross rental inclusive of GST.

In terms of a sales value for the premises, it is of my opinion that the property would attract interest at the following price. This is taking into consideration current market trends and recent sales in the area.

Price range of: \$480,000 to \$500,000 plus GST (if applicable)

The commitment by Chadwick Real Estate is to provide you with the most professional, efficient and effective real estate service available today and to ensure we do everything in a manner satisfactory to your needs.

I trust this is of assistance and should you require further information please do not hesitate in contacting me.

Yours Sincerely,



Jemma Radocaj
Commercial Property Manager
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Disclaimer: This opinion has been prepared solely for the information of the owner for the purpose of considering the leasing of the property and not for any other third party. Although every care has been taken in arriving at this figure, we stress that this is an opinion of a reasonable asking price only and not to be taken as a sworn valuation