







16 & 17/331-335 Barrenjoey Road, Newport

# Rebuilt Medical Centre for Lease —Barrenjoey Road, Newport

A rare opportunity to secure a large, purpose-built medical and allied health premises in the heart of Newport.

Recently rebuilt and fully refurbished, this modern centre is designed to provide a ready-to-use, professional environment for healthcare practitioners.

Key Features:

Reception & Waiting Area:
- Spacious waiting room and reception with communication and IT infrastructure in place.

Large Consultation Rooms:
- Eight generously sized consultation rooms.
- Five rooms fully fitted with custom cabinetry, medical-grade sinks, taps and network connections.
- Three flexible-use rooms (psychology, office, storage) with plumbing installed for conversion to consultation rooms if required.
- All rooms are fully soundproofed, with solid doors and locks, ensuring privacy and confidentiality.
- Rooms are positioned away from the waiting area for a quiet

**FOR LEASE**
$90,000 pa

**BUILDING AREA**
215sqm

**AGENTS**

Jack Davies
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Melissa Spring
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**AGENCY**

LJ Hooker Newport
(02) 9979 1111

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clinical environment.
- Dedicated treatment room included.





Accessibility:
- Step-free level access
- Wide corridors and doors
- Spacious, fully compliant accessible restroom
- Close to transport
- Close to shops
- Disabled access

Amenities:
- Dedicated staff kitchen
- Separate staff toilet
- Ample storage throughout

Building Specifications:
- Full air conditioning with high-capacity new units throughout
- Comprehensive fire and security system with monitoring

Location:
- Prime ground-floor position on Barrenjoey Road, Newport, offering excellent visibility and convenience
- Situated in Sydney's sought-after Northern Beaches

Parking:
- Ample on-site parking within the arcade
- Additional council car park directly adjacent

Outgoings:
Council - $1610 P.A.
Body Corporate - $3,704.70 P.A.

Disclaimer:
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## MORE DETAILS

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|---|---|
| Property ID | 1ATNG5W |
| Property Type | Medical/Consulting |
| Building Area | 215 m2 |
| Outgoings | $5,381.54 |

**Jack Davies 0424 160 211**
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