



Level 1 Suite 3  
**7 Mingara Drive TUMBI UMBI**  
*Superior Medical / Professional Tenancy*

**Area m<sup>2</sup>:** 100  
**Rent \$/m<sup>2</sup>:** \$520  
**Rent pa:** \$52,000 Per Annum Net + GST  
**Net/Gross:** Net  
**GST:** Exclusive  
**Parking:** 0  
**Outgoings:**  
**Contact:**

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**Location:**  
Positioned in Tumbi Umbi next to Mingara Recreation Club with Tumbi Umbi Industrial Estate close by.

**Description:**  
Positioned on the first floor of the brand new Mingara Medical GP Clinic and Mingara Health Facility. Available 1st February 2020.

This property has been master planned and architecturally designed to incorporate and house the expanded Mingara Medical GP Clinic, pathology services and expanded Chemist Outlet along with many allied health and medical specialists.

The building and this tenancy has been constructed to the highest quality with quality fixtures and finishes throughout.

The total area available is 100sqm, positioned directly opposite the lift with a regular shape and fitted out with floor to ceiling glass, internal glass partitioned offices, reception and open plan work areas.

The site offers plenty of on site parking, disabled parking at the main entry and easy access to and from Mingara Drive.

Reap the benefits of this strong position surrounded by world leading businesses and facilities including Mingara Recreation Club, Glengara Retirement Village, McDonalds, Domino's, BP, Subway, KFC, Hungry Jacks, Shell and the surrounding residential catchment areas of Tumbi Umbi, Killarney Vale, Bateau Bay and Berkeley Vale.

- Unbeatable quality
- Generous parking
- Tightly held Tumbi Umbi location