



4B, 662 Botany Rd, ALEXANDRIA

Offices

## Newly Renovated Commercial Office Suite in Alexandria

Stylish Renovated Commercial Suite with Sunlit Courtyard – Ideal for Creative, Retail, or Office Use  
Available from 19 February 2025

Positioned in a tranquil, sun-drenched courtyard, this newly renovated 52 sqm ground-floor suite offers a unique blend of style, functionality, and flexibility. Whether you're seeking a creative workspace, retail shopfront, or dynamic office, this space is designed to adapt to your business needs.

The suite boasts elegant bifold doors that open seamlessly onto a serene courtyard with exclusive access to 10 sqm of outdoor space—perfect for showcasing products or creating a relaxed client meeting area.

Inside, you'll find warm oak timber floors and a sleek, modern white polyurethane kitchenette with a premium Corian benchtop. The space is fully air-conditioned, secured with an integrated alarm system, and outfitted with energy-efficient LED lighting—keeping operational costs low while maintaining a bright, welcoming atmosphere.

As an added convenience, this suite includes exclusive use of one secure basement car park, along with visitor parking spaces, ensuring ease of access for both you and your clients.

Located just moments from the bustling Grounds of Alexandria and the

Office area	52.0 sqm.
Building area	52.0 sqm.
Parking spaces	1
Zoning	E3
Lease total outgoings	\$5,360.00
Lease total net rent	\$31,200.00
Lease total gross rent	\$36,560.00

lively retail and food precinct affectionately known as the Rosebery Engine Yards, this suite is perfectly positioned in one of Alexandria's most desirable commercial precincts. With easy access to public transport and a thriving local community, it's an ideal opportunity for a wide range of businesses.

Disclaimer: Images showing fit out options have been digitally furnished.

Disclaimer: This document will not form part of any agreement. Information is provided by outside sources. Griffin Property, its directors, representatives cannot guarantee accuracy, all parties are advised to make their own enquiries. Dimensions are approximate and subject to survey.

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