



59 Sydenham, MARRICKVILLE

Industrial/Warehouse, Offices, Showrooms/Bulky Goods

## WAREHOUSE / SHOWROOM FOR LEASE IN MARRICKVILLE

- E4 General Industrial zoning.
- Extremely convenient location.
- Great street presence.
- 1 x Roller door.

The commercial property features high ceilings and excellent natural light. It consists of a downstairs warehouse / workshop / studio with a roller door opening on to a rear lane.

Upstairs has been configured as open plan area suitable for many uses and includes a kitchenette. There are toilet amenities on both levels.

Located 400m from Sydenham station, between Marrickville Metro and the Town Centre. Huge exposure to both vehicle and foot traffic on Sydenham Road.

Office area	113.5 sqm.
Warehouse area	246.5 sqm.
Building area	360.0 sqm.
Parking spaces	1
Zoning	E4 - General Industrial
Rating	0.0
Entrances roller doors container access	1
Lease total gross rent	\$109,800.00

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.