



### 8/76B Edinburgh Road Marrickville NSW

A quality industrial unit offering functional warehousing with modern office accommodation. Benefits include: wide driveways, shaded dedicated parking, and easy access through the estate.

Unit 8  
Warehouse: 70sqm  
Office: 25sqm

- \* 7m internal warehouse clearance
- \* 3.5m wide motorised roller shutter door
- \* Awning over roller shutters providing all weather loading
- \* Quality Mezzanine Office with floor to ceiling glass facade
- \* Individual bathroom with provision for shower
- \* kitchenette facilities
- \* Undercover car-parking
- \* Security cameras to all units

**Building Size** : 95 sqm  
**View** : <https://www.cityalliance.com.au/lease/nsw/inner-west/marrickville/commercial/industrial/5665690>

**PRECINCT 3**

**UNIT 11 + 29**  
 W/house: 29 sqm  
 Mezzanine: 17 sqm  
 Total: 46 sqm  
 Parking: 1

**UNITS 12-28 + 47**  
 W/house: 47 sqm  
 Mezzanine: 16 sqm  
 Total: 63 sqm  
 Parking: 1

**UNITS 31-46**  
 W/house: 97 sqm  
 Mezzanine: 41 sqm  
 Total: 138 sqm

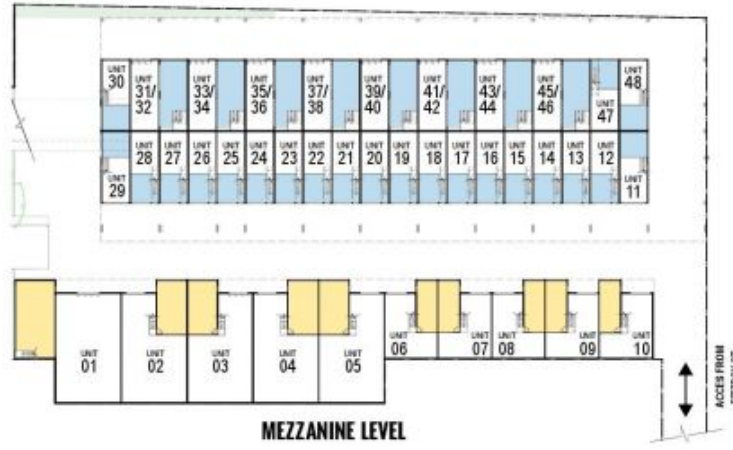
**UNITS 30 + 48**  
 W/house: 29 sqm  
 Mezzanine: 17 sqm  
 Total: 46 sqm

**PRECINCT 4**

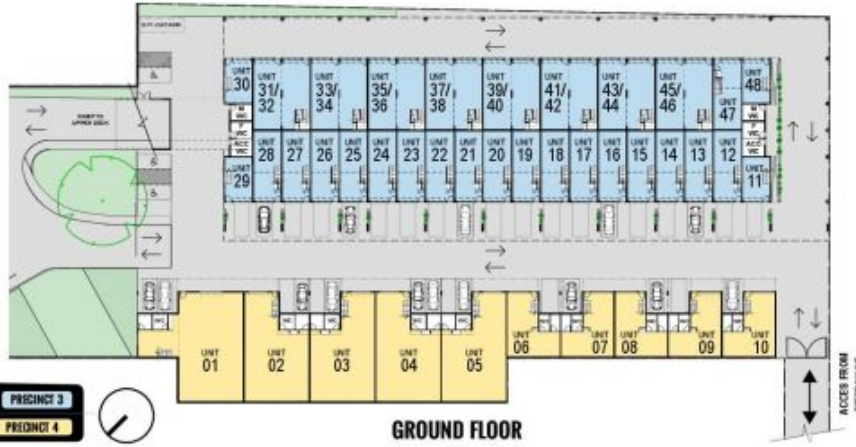
**UNIT 1**  
 W/house: 217 sqm  
 Mezzanine: 69 sqm  
 Total: 286 sqm  
 Parking: 2

**UNITS 2-5**  
 W/house: 157 sqm  
 Mezzanine: 38 sqm  
 Total: 195 sqm  
 Parking: 2

**UNITS 6-10**  
 W/house: 70 sqm  
 Mezzanine: 25 sqm  
 Total: 95 sqm  
 Parking: 1



MEZZANINE LEVEL



GROUND FLOOR

**PRECINCT 4**

