

28/76B Edinburgh Road Marrickville NSW

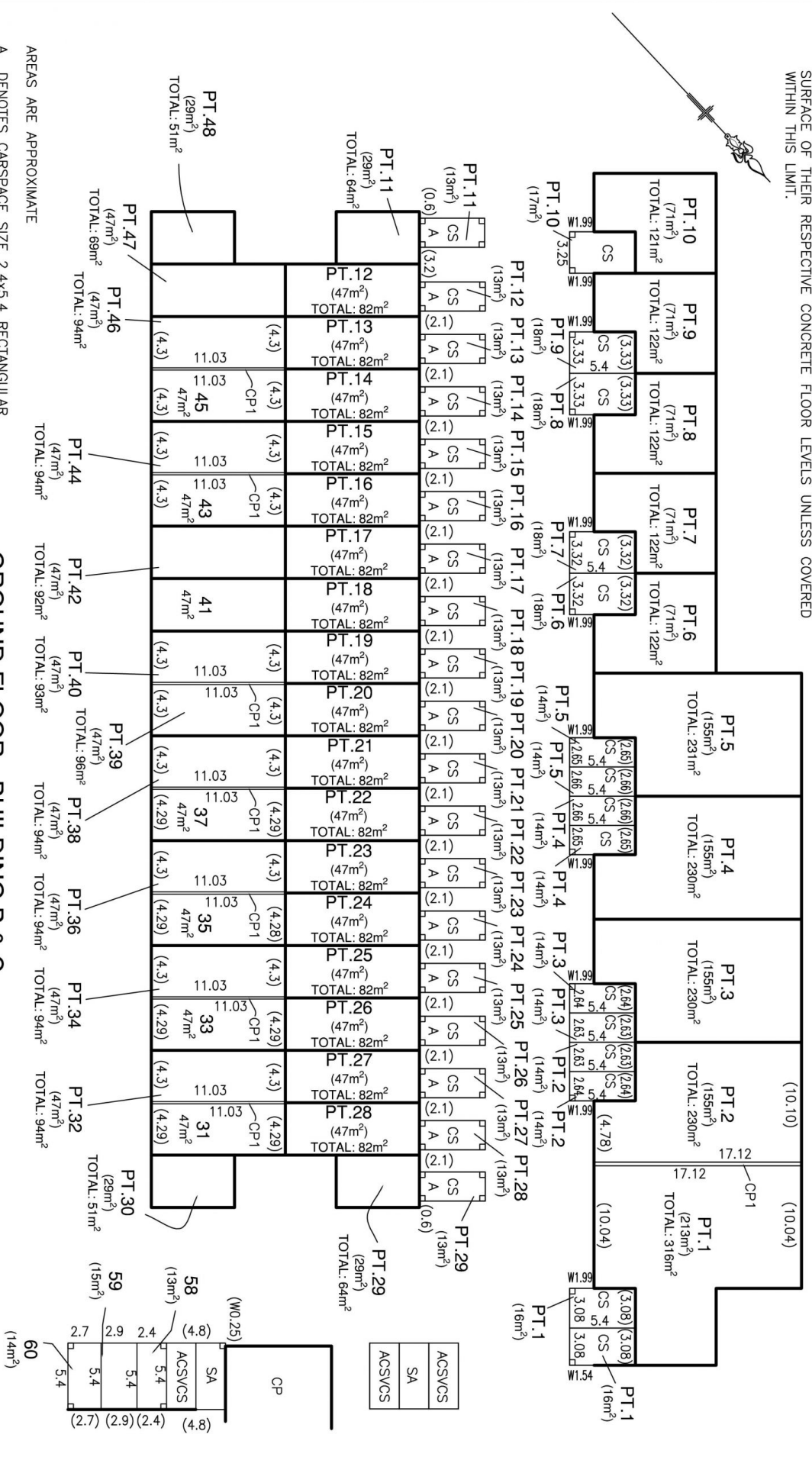


Modern industrial warehouse with mezzanine office, currently leased until June 2025 and offering future upside investment potential with the approval for the extension of the mezzanine floor by an additional 25sqm.

- 6m internal warehouse clearance
- Motorised roller doors
- Awning over roller door providing all weather loading
- Quality Mezzanine Office with floor to ceiling glass facade
- Carpeted and Air-conditioned office
- Private kitchenette
- Intercom access at entry door
- Security camera & alarm system
- NBN internet connection
- 3 Phase power
- Designated external waste and recycling area
- Bathroom and shower facilities at either end of the

Price : Contact the Agent
Building Size : 69 sqm
View : <https://www.cityalliance.com.au/sale/nsw/inner-west/marrickville/commercial/industrial/8021155>

- CARPAGES ARE LIMITED IN HEIGHT TO 2.7 METRES ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE CONCRETE FLOOR LEVELS UNLESS COVERED WITHIN THIS LIMIT.



GROUND FLOOR - BUILDING B & C

FLOOR PLAN

- AREAS ARE APPROXIMATE
- A DENOTES CARSPACE SIZE 2.4x5.4 RECTANGULAR
 - L DENOTES RIGHT ANGLE
 - W DENOTES PROLONGATION OF OUTER FACE OF WALL
 - CS DENOTES CAR SPACE
 - CP1 DENOTES COMMON PROPERTY 0.2 WIDE

Surveyor: JOHN A. WATSON
 Surveyor's Ref: 1600841
 Subdivision No.
 Registered

SP

10	20	30	40	50	60	70	80	90	100	110	120	130	140	150
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Table of mm

Lengths are in metres. Reduction Ratio 1:300