

1/21 Garema Cct, Kingsgrove, NSW 2208

\$200,000 PA Net + GST

Office Suite



Exceptional & Versatile Factory Warehouse in Secure Boutique

PROPERTY HIGHLIGHTS:

- 860sqm approx. of total versatile commercial space
- Expansive clear Warehouse space 540sqm
- Multiple office areas totaling 234sqm
- Additional Mezzanine Areas totaling 86sqm
- Expansive warehouse/showroom ideal for open-plan use
- Multiple internal rooms for offices, consulting or studio spaces
- Additional mezzanine level for increased functionality
- 3-phase power, two high clearance roller doors with separate entrance doors
- Ducted air conditioning, alarm system & CCTV
- Kitchen facilities and bathroom amenities including shower
- Professional reception area
- 8 on-site car spaces including double carport with covered outdoor seating area
- Secure gated boutique complex
- New Warehouse Roof with multiple clear light filled sheets
- Surrounded by established health & wellbeing businesses including Pilates & Jujitsu
- Approx. 850m to M5 Motorway & 1km to Kingsgrove Station
- Zoned E4 General Industrial

Open for Inspection

By Appointment.

An outstanding opportunity to secure a substantial and highly versatile commercial premises within a tightly held boutique complex in the sought-after Kingsgrove industrial precinct. Properties of this calibre are rarely offered, particularly within a secure gated environment surrounded by established long-term businesses.

Designed for flexibility and functionality, the property features an expansive open showroom/warehouse, multiple private rooms and office spaces across two levels, plus an additional mezzanine-allowing for a wide range of business configurations. With approximately 860sqm of quality space and a modern fit-out throughout, the premises is ideally suited to commercial, showroom, health, training, or professional uses seeking both scale and presentation.

This premium property delivers a rare combination of scale, flexibility, security, and modern presentation perfect for businesses seeking a standout premises in a

Listed By

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