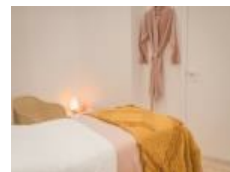


**108 Kembla St, Wollongong, NSW 2500****Leased - \$42,450**

Retail Shop



## CBD Consulting Space for Lease

Make this your next corporate office. Brand new fit out in 2021 for a beautician with custom made cabinetry, stone bench tops and all approvals in place if you would like to run a beautician (Database available). Otherwise this corner location offers great exposure to a service based industry with a beautiful outlook onto Wollongong's Pioneer Park. The premises form the foundation of the recently completed contemporary Rosebank apartment complex.

Key features include:

- Luxe fitout completed in 2021 with little expense spared
- Lease term 5 + 5 from November 2021
- Premises 80 square meters
- Currently divided into 4 consult rooms, reception and waiting area, kitchenette and storage area and disabled toilet
- Each room has been soundproofed
- Thermo heat detectors in each consult room
- Airconditioned
- Ground floor with full disabled access
- Serene outlook onto the beautiful Pioneer Park
- Undercover outdoor area surrounding premises
- 2 carspaces in security car park

Please contact our office for further details or to organise a private inspection.

**Open for Inspection**

By Appointment.

### Listed By

Christina Comelli

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