

123-125 Princes Hwy, Unanderra, NSW 2526**Expressions Of Interest**

Retail Shop

**High Exposure Ground Floor Commercial Office | Prime Princes**

Elders Real Estate Wollongong is proud to present this outstanding ground floor commercial office, ideally positioned on the highly exposed corner of Princes Highway and Central Road, Unanderra.

Offering approximately 220m² of quality office accommodation, this modern premises is ready for immediate occupation and is perfectly suited to professional services, medical, government, education, training or corporate headquarters.

Featuring a functional layout with a combination of private offices, open-plan workspace, boardroom facilities and staff amenities, this property provides flexibility for a wide range of businesses.

Property Features:

- Approx. 220m² ground floor office space
- Excellent exposure to the Princes Highway
- Reception and waiting area
- Multiple private offices and interview rooms
- Large open-plan work area
- Spacious boardroom/conference room with wall-mounted presentation screen
- Server/electrical room
- Modern staff kitchen and lunchroom
- Male and female amenities
- Ducted air conditioning throughout
- Quality flooring and LED lighting
- 4 on-site parking spots
- Excellent signage opportunities
- Ready for immediate occupation

Situated in the heart of Unanderra's thriving commercial precinct, this property enjoys outstanding connectivity and convenience.

Listed By

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**Open for Inspection**

By Appointment.