


**13/28 Herbert St, West Ryde, NSW 2114**

**Leased - \$21600 per Year**

Retail Shop, Commercial Shop, Office Suite 1 



## Ground Floor Retail / Office Space

Ground floor retail/office space located with great exposure and ready for immediate use with existing fitout containing two consultancy rooms.

Features include:

- Two existing office /consultancy rooms can be retained or removed to open up the space.
- Size of the consultancy rooms are 230cm x 179cm.
- Great exposure on corner of Herbert Street & Anzac Avenue opposite Anzac Park.
- 5 metre glass frontage with separate window display.
- Split system A/C.
- Small kitchenette.
- Toilet facilities for employees and clients.
- Tiled flooring & suspended ceilings.
- Security alarm system.
- Single car space and lock up storeroom in underground basement.
- Minutes from West Ryde Train Station, bus and shopping facilities.
- No strata levies.

For further details regarding asking price & outgoings please contact Reece Sammons on 0419 929 485.

Disclaimer: The information presented has been furnished from sources we deem to be reliable. We have not verified whether or not the information is accurate and do not accept any responsibility to any person and do no more than pass it on. All interested parties should rely on their own enquiries in order to determine the accuracy of this information.

**Open for Inspection**

By Appointment.

### Listed By

Joe Wehbe

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