

9 Old Springhill Rd, Coniston, NSW 2500**Expressions Of Interest**

Office Suite

**Substantial City Fringe Commercial Land Holding**

Elders Real Estate Wollongong are proud to present this substantial and versatile commercial property, offering an exciting opportunity to secure a significant landholding on the city fringe of Wollongong CBD.

Surrounded by established high-profile commercial and industrial businesses and positioned just minutes from Wollongong CBD and Port Kembla Harbour port operations, this is a rare opportunity for owner-occupiers, investors or developers seeking a substantial asset within one of the Illawarra's tightly held commercial precincts.

Open for Inspection

By Appointment.

Property Features

- Flexible zoning E3 Productivity Support
- Zone Objectives include light industries, warehouses, office facilities and services, (S.T.C.A)
- NLA: 700sqm approx.*
- Site area: 6,019 sqm approx.*
- 40 on site car spaces approx.*
- Exceptional exposure and street frontage to Spring Hill Road
- Significant Road links to CBD, Port Kembla Industrial Precinct and Motor ways
- Combination of multiple open-plan workspaces, conference rooms, reception area and kitchen facilities
- Excellent accessibility for staff, clients, and visitors
- Male and female amenities
- Significant landholding with future potential (STCA)

Strong long-term tenant – further tenancy and lease information available on request.

Conveniently positioned on the doorstep of Wollongong CBD, the property provides excellent connectivity throughout the wider Illawarra region and easy access to key commercial, industrial and employment precincts.

Located within close proximity to BlueScope Steel, Port Kembla Harbour and surrounding industrial operations, together with railway and bus transport links, Wollongong's public and private hospitals, and the University of Wollongong.

Listed By

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