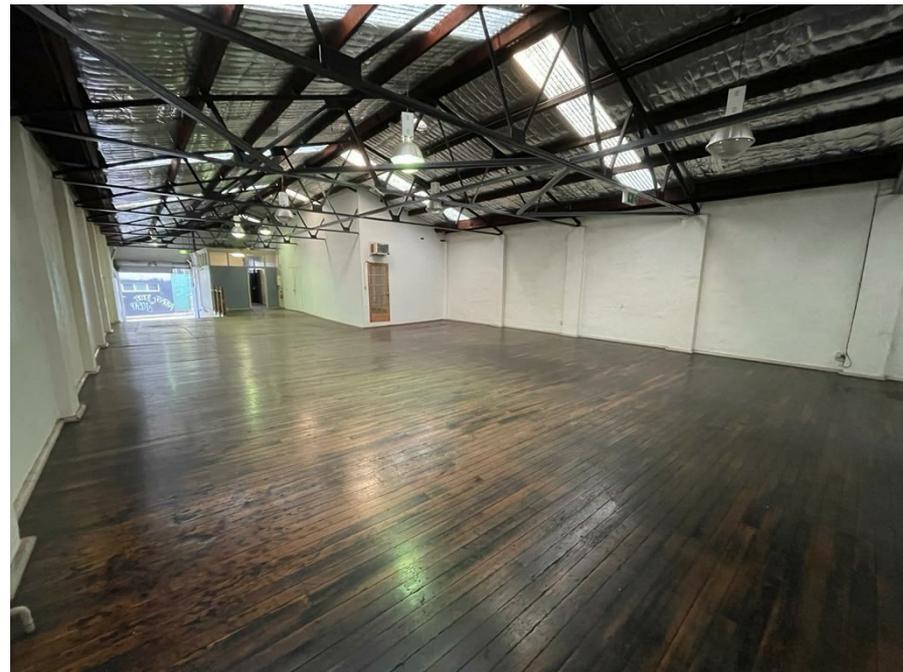


First Floor/118-120 Parramatta Rd, Stanmore, NSW 2048

Intro rent \$1,430 + GST p/w

Commercial Shop



Amazing creative studio/showroom

Opportunities like this are rare. Current tenant looking to relocate to larger premises.

Beautiful, unique, full of character and laden with heritage features, this first floor property displays exposed iron roof-trussing for industrial chic, original wooden floors over Ironbark supports for warmth and lots of space - approximately 350 square metres.

Open for Inspection

By Appointment.

Unparalleled amenity with level access via exclusive dock with automatic roller door in the rear laneway plus private staircase entry from Parramatta Road. Located in bustling Stanmore, close to Norton St and located close to Newtown, Petersham, Glebe and Sydney University.

Features include:

- Unique Street access for drive-in loading/parking with automatic roller door at rear lane (due to level of land)
- Private access to first floor from street frontage
- Insulated roof with skylights and good ventilation
- Extra-high internal clearance, open with no pillars or column supports
- Original & character filled - timber floors supported by rare iron bark timber beams
- Industrial lighting
- Modern separate kitchen with granite bench tops
- Male/Female amenities + separate shower
- Data Cabling
- On busy arterial road with major bus routes
- ZONED MU1 Mixed Use

Could suit a number of uses - creative studio, shared workspace, office space, fashion, etc.

Spaces like this don't appear often and these tenancies are tightly held. Offered at a fraction of typical and similar Surry Hills rentals.

Introductory Rental of \$1,430 + GST p/w available to suitable applicants

Listed By

Matthew Markakis

Phone: (02) 8596 2766

