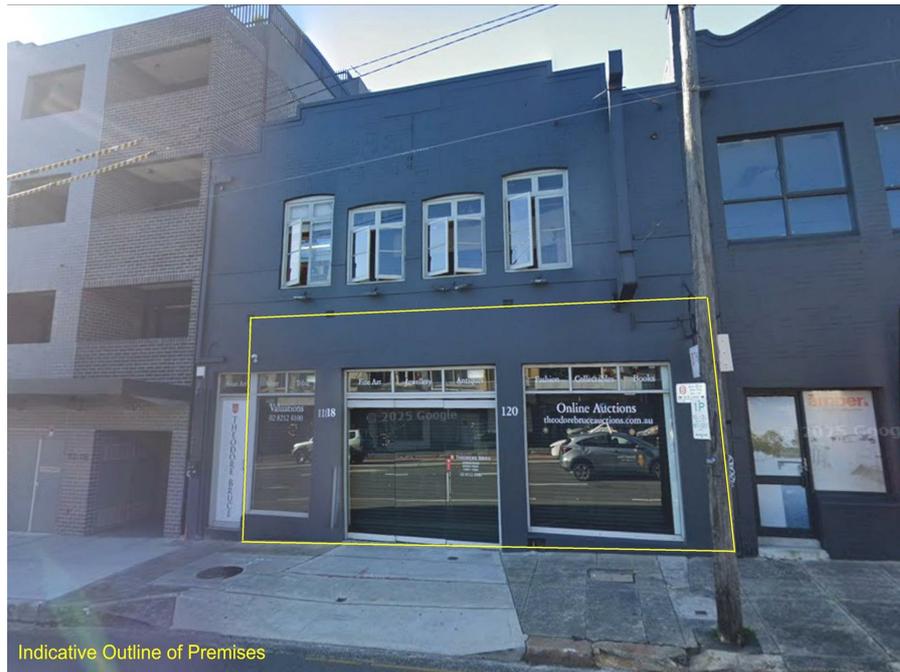


**Ground Flo/118 Parramatta Rd, Stanmore, NSW 2048**

**Intro Rent \$1,600 + GST p/w**

Office Suite



Indicative Outline of Premises



**Spacious Ground Floor Retail Showroom with Great Exposure!**

Great opportunity to lease a large showroom (Approx. 370 sqm) on the very busy Parramatta Road, in Stanmore.

**Open for Inspection**

Property benefits from wide frontage on Parramatta Road and rear lane access to Corunna Lane, also allowing for vehicle access from both Parramatta Road and Corunna Lane.

By Appointment.

Surrounded by major retail showrooms and close to Annandale's Booth St & Camperdown's Bridge Road. Examples of surrounding notable properties and successful businesses include McDonald's Stanmore, The Empire Hotel, King Living, 99 Bikes and more.

Introductory rental \$1,600 + GST per week on offer to suitable landlord approved applicants.  
Full asking rental \$2,850 + GST per week inclusive of outgoings being approximately \$400 + GST per m2 per annum.

**Property Features:**

- Zoned MU1 Mixed Use
- Suitable for General Business/ Retail
- Dual Street Access
- Bi-folding shopfront doors allow car access from Parramatta Road
- Rear lane automatic roller door access
- Extra-high internal clearance with no pillars
- Concrete Floors
- Wide Shop front
- Original character and rare iron bark timber beams
- Air Conditioning
- Own amenities

Potentially suitable for many uses including:

- Showroom

**Listed By**

Matthew Markakis  
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