

Shop 5/60 Winnima Way, Berkeley, NSW 2506

\$280 per week + GST

Retail Shop



## Perfect Start Up Space.

This bright and fresh commercial space is the perfect fit for a service based business or those looking to secure their first commercial space.

**Open for Inspection**

By Appointment.

The main area has 66sqm of light filled open space, with modern polished concrete floor. Added to this is a separate office space and kitchenette area.

Maximum flexibility comes from the retail shop front along with rear lane access and off street parking. All adjacent to the Coles supermarket.

### Key Features

- Light filled 48 sqm main space with polished concrete floor.
- Space suited to either office space or retail space.
- Large shop front window, with security roller shutter.
- 18 sqm internal consulting or storage room.
- Internal toilet and kitchen facilities.
- Off Street car parking spaces and separate rear lane access.
- Nearby to Berkeley Coles and Northcliffe Drive transport links .

### Listed By



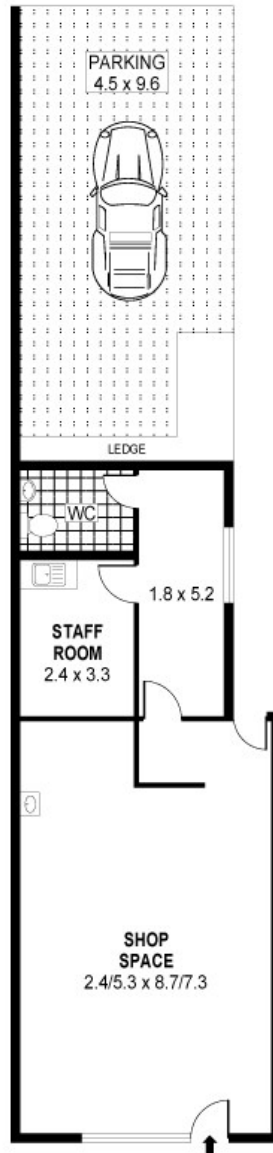
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Floorplan



0 1 2 3 4 5 SCALE (METRES)

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Ref: No: 99815

INT : 69m<sup>2</sup>  
PARKING : 43m<sup>2</sup>

SHOP 5, BUILDING 1 WINNIMA WAY

BERKELEY