



## Showroom & Warehouse

Showrooms/Bulky Goods • Offices • Industrial/Warehouse

1/56 Swan Street, Wollongong, NSW 2500

**Floor Area:** 325 m<sup>2</sup>

### Property Description

Available for Lease on the fringe of Wollongong CBD, amongst a variety of commercial and industrial businesses is this unique showroom/warehouse space with an internal size of approximately 325m<sup>2</sup>. The prominent location of this site and excellent signage opportunities offers maximum exposure for your business

- Prominent position on busy road with significant exposure to passing traffic
- Showroom with glass shopfront, reception area and two separate offices
- Air conditioned reception and office
- Open warehouse space with private roller door access
- Roller door is 2.4 wide x 2.335 high
- Ceiling height to warehouse at highest point is approx. 4.16m
- Great natural light throughout the property with alsynite roof sheeting and lots of glazing
- Separate male and female bathrooms and internal kitchenette facilities
- 8 on site parking spaces
- Excellent signage opportunities

### Leased

Leased: Fri 18-Sep-20

### Additional Details

#### Car Spaces

8

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