

Leased



## Landmark Corner Position

Leased

Leased: Tue 30-Mar-21

Industrial/Warehouse

1 Ruby Street, Guildford, NSW 2161

**Floor Area:**

260 m<sup>2</sup>

**Land Area:**

1849.00 m<sup>2</sup> (approx)



## Property Description

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- **Long-standing Landscape Supplies site**
- **High clearance workshop/warehouse space**
- **Close to Woodville Road**

This fenced and gated site has extensive frontage to the busy Oxford Street with second road frontage to Ruby Street providing excellent exposure, signage opportunities and great entry and exit capability.

Improvements of some 260sqm comprise of single level office with large windows that provides for light filled showroom / administration area plus an adjoining high clearance 3 bay workshop / warehouse. Sought after yard space has some existing storage bins. Concrete hardstand and gravel-based areas making for excellent display and storage possibilities.

The property is a local landmark being; Materials in The Raw site for many decades. Neighbouring occupants include Home Improvement, Timber, Tiles, Electrical type businesses.

\* All measurements and sizes are approximate.

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