



## Dual Factory Units in Modern Complex

Industrial/Warehouse • Offices

43 & 44, 76B Edinburgh Road, Marrickville, NSW 2204

**Floor Area:** 138 m<sup>2</sup>

### Property Description

A business premise offering a unique working lifestyle. Combine your workspace, office and storage needs into a modern and functional work-cell.

- > 6m internal warehouse clearance
- > Wide motorised roller doors
- > Awning over roller door provides for all weather loading
- > Quality Mezzanine Office with floor to ceiling glass facade
- > Carpeted and Air-conditioned office
- > Private kitchenette
- > Intercom access entry door
- > Security cameras to all units
- > 3 Phase power
- > On-Site dedicated container drop-off zones

Located within walking distance to Marrickville Metro Shopping Centre, and a short stroll to both St Peters & Sydenham Railway Stations.

These units are the perfect home for small businesses.

Available 1st September 2021.

### Leased

Leased: Thu 19-Aug-21

### Additional Details

#### Zoning

IN1 General  
Industrial

**Raine & Horne  
Commercial**

**Sammy D'Arrigo**

0414461693

**Nicholas Smith**

0407787288

**Raine & Horne Commercial - Inner West/South Sydney**

4-8 Gladstone St, Marrickville NSW 2204