



### 37 & 38/76b Edinburgh Road Marrickville NSW

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

**Building Size** : 138 sqm

**View** : <https://www.cityalliance.com.au/sale/nsw/inner-west/marrickville/commercial/industrial/5665591>

#### Property Facts:

- \* 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
- \* High speed internet connection
- \* 3 Phase power
- \* Designated external waste and recycling area
- \* Bathroom and shower facilities at either end of the complex
- \* On-Site dedicated container drop-off zones

Located 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 such as creative agencies, artists studios, multi-use storage, start-ups or the ideal home for your prestige