



### 24/76b 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.

- \* 6m internal warehouse clearance.
- \* Wide motorised roller doors.
- \* Awning over roller door providing 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 vehicle or motorbike collection (designed on a grid of 4.3

**Building Size** : 63 sqm

**View** : <https://www.cityalliance.com.au/sale/nsw/inner-west/marrickville/commercial/industrial/5665609>