



**Level Gnd/Suites 1-5/76a Edinburgh Road Marrickville
NSW**

Ground floor space in quality commercial building featuring;

- Polished concrete floors
- Flexible areas from 46 - 188sqm
- Air-conditioned
- Gas, water, grease trap and extraction ducting in place
- High Ceilings (up to 4.5m)
- Generous undercover external areas
- Parking available

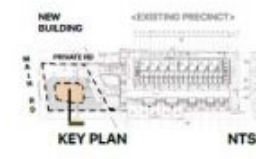
This Cafe opportunity is in the prime position to capture workers from over 9000sqm of work space within complex and to capitalise on Marrickville's reputation as a thriving and vibrant food, drink and entertainment location.

Enquire now - AVAILABLE March 2021

Price : POA

View : <https://www.cityalliance.com.au/lease/nsw/inner-west/marrickville/commercial/retail/6256551>

PRIVATE ROAD



SEVENHY SIX
THE BOROUGH
A WORKING LIFESTYLE

GROUND FLOOR TENANCIES WITH PODIUM ACCESS

76A EDINBURGH RD, MARRICKVILLE

GF

Disclaimer: 1. Please note, this layout plan was produced prior to construction. 2. The information is believed to be correct, but is not guaranteed. 3. Changes may be made during construction and dimensions, areas, fittings, fixtures and specifications are subject to change without notice in accordance with the provisions of the contract for sale. 4. The furniture and fittings depicted are not included with any sale and purchasers must refer to their contract for sale for the list of inclusions. 5. The position of the furniture and fittings should not be taken to be indicative of their position of power, data and tv connection points and the like. 6. Prospective purchasers must rely on their own enquiries. 7. All graphics including the layout and landscaping and fixtures are indicative only. 8. Sub-floors for services are not depicted. 9. The layout plan is at an unspecified scale.