



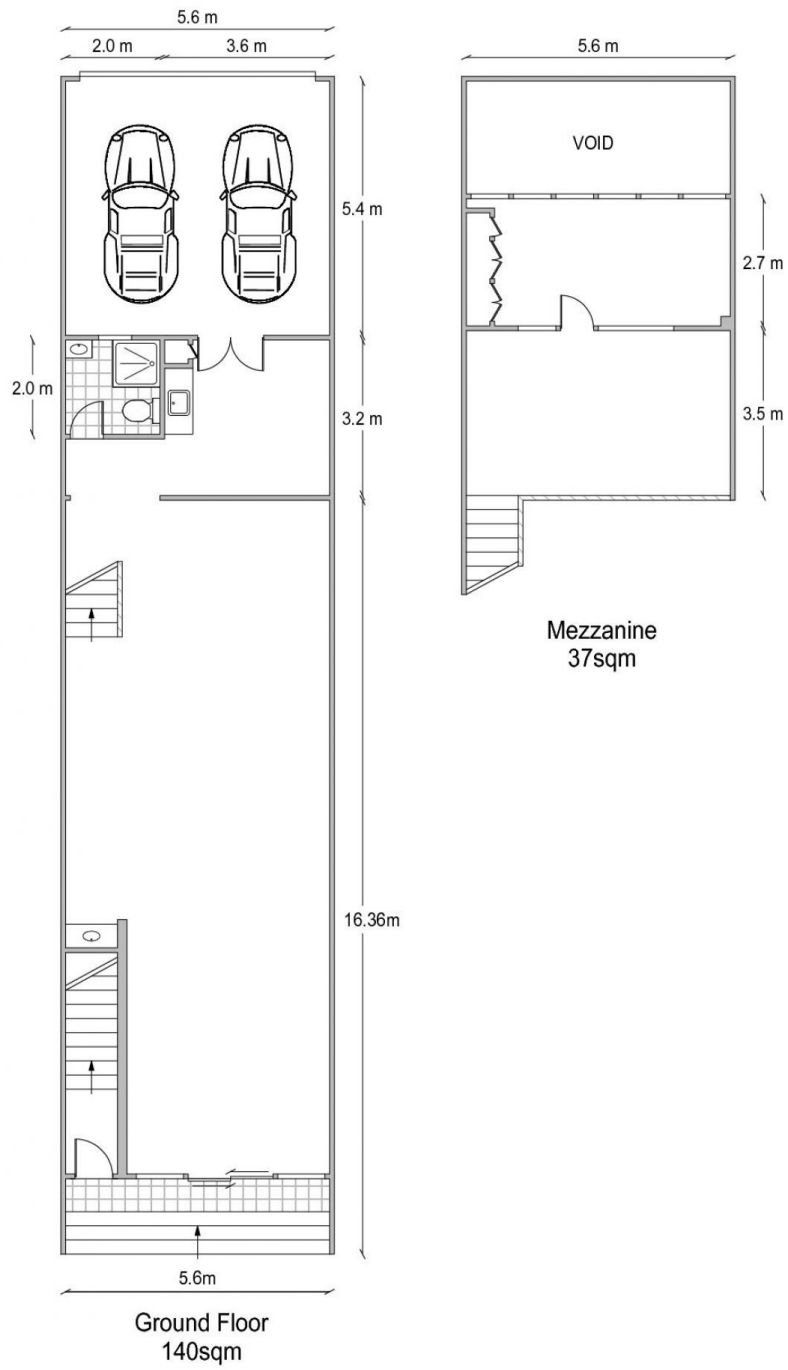
Level Gnd/603 Botany Road Rosebery NSW

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Available 1 JUNE 2022

- ~ Flexible 177 sqm of commercial space optimal for retail, showroom and office use including 37sqm of mezzanine area with newly installed oak timber flooring.
- ~ Large floor-to-ceiling front window display providing ample natural lighting & additional signage opportunities facing the vibrant Botany Road
- ~ Rear lane access and loading dock from Emanuel Lane
- ~ High quality premium finishes including a streamlined kitchenette with sleek wooden cabinetry and concrete benchtop together with marble tiled splashback
- ~ Fully fitted with bathroom and shower facility
- ~ Flexible B4 Mixed Use Zoning
- ~ Ducted Inverter reverse cycle A/C system
- ~ LED High Bay Lighting
- ~ Hills alarm system

Price : \$80,000p.a. Net (exGST)
Building Size : 177 sqm
View : <https://www.cityalliance.com.au/lease/nsw/eastern-suburbs/rosebery/commercial/offices/6810628>



PLANS SHOWN ONLY INDICATIVE OF LAYOUT.
DIMENSIONS ARE APPROXIMATE.
Floor plans by www.tridentrealestate.com.au
Ref. No : 8228



603 BOTANY ROAD

ROSEBERY

