

Raine&Horne.[®] Commercial

MARRICKVILLE
41/76B Edinburgh Road

47 sqm

Modern Industrial Unit With Additional Mezzanine Office

Sold

Located in a highly sought after modern Inner West complex, this well-presented industrial unit and office is ideally positioned, within walking distance to Marrickville metro, Sydenham's train & metro station, and all the amenities Marrickville has become so well known for.

- > 47sqm* ground floor with 3 metre internal heights
- > Additional high quality and air-conditioned mezzanine office of 45sqm*
- > Currently tenanted on a short-term lease expiring on 11th April 2025
- > Motorised roller shutter access directly opposite convenient loading bay
- > 3 Phase Power and WiFi included throughout the property
- > Common amenities available on-site

Property ID	L1197944
Property Type	Industrial/Warehouse
Building / Floor Area	47

AGENT

Dane Henrich

📞 0414 440 221

✉️ dane.henrich@rhcss.com.au

> Direct Neighbours include the recently expanded and refurbished Marrickville Metro Shopping Centre and the proposed Woolworths customer fulfillment centre

> 1km* from Sydenham Metro Station and 7km* from Sydney CBD

> A central and appealing position with all the amenities that Sydney's Inner West has to offer right at your doorstep

*All amounts, areas and distances are approximate.