

Raine&Horne.[®] Commercial

MARRICKVILLE
31 & 32/76B Edinburgh Road

141 sqm

Modern 141sqm Inner West Warehouse & Office Opposite Marrickville Metro

Sold

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

- > 6m internal warehouse clearance
- > 94 sqm on the ground floor
- > 47sqm office area
- > Dual roller door access with a dedicated loading bay at the front of the property
- > Awning over roller door provides for all-weather loading
- > Quality Mezzanine Office with floor-to-ceiling glass facade

Property ID	L35251902
Property Type	Industrial/Warehouse
Building / Floor Area	141

AGENT

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> Carpeted and Air-conditioned office

> Private kitchenette

> High-speed internet connection

> 3-Phase power

> Bathroom and shower facilities at either end of the complex

> Directly opposite Marrickville Metro and within walking distance to Sydenham station and a range of popular lifestyle amenities

*All amounts, areas and distances are approximate