

Raine&Horne. Commercial

CAMPERDOWN
3 Layton Street

215 sqm

Character Commercial Premises with Dual Access & Outstanding Inner West/City Fringe Location

\$110,500 Per Annum + GST Gross

Offering exceptional flexibility in one of Sydney's most dynamic Inner West/City Fringe precincts, 3 Layton Street presents a rare chance to secure a character commercial building with dual roller-door access, enjoying both direct street frontage and convenient laneway entry.

The site benefits from a Mixed Use zoning with a building footprint of approximately 215sqm where the property's character charm meets functional adaptability, suiting a wide range of potential uses including automotive, creative industries, boutique office, retail or hospitality operators, seeking a distinctive and memorable space in the ultimate location.

Conveniently located just 4km from the Sydney CBD, moments from Parramatta Road with superb road links and public transport access, the property also benefits from being in close proximity to major employment, education, and health hubs, RPA Hospital, Sydney University, and Broadway Shopping Centre.

This is an exceptional opportunity to position your business for long-term success.

Property ID	L39217816
Property Type	Industrial/Warehouse
Building / Floor Area	215

AGENT

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- > Character commercial building with strong street presence
- > Dual roller-door access: primary street frontage + laneway entry
- > Approximately 215sqm building footprint
- > Close to major education and health hubs: 850m to Sydney University and 800m to RPA Hospital
- > Long-term lease available
- > Available immediately to occupy

*All amounts, areas and distances are approximate