



## Grays Arcade, 254 Kingsgrove Road, KINGSGROVE 2208

34sqm - Boutique Style Arcade Shop/Office

### Description:

Prime Positioned Boutique Style Arcade Shop/Office Located Near Major Arterial Roads, Schools and Public Transport. Situated in the Heart of Kingsgrove Shopping District only 350m\* to the M5 Motorway and 110m\* to Kingsgrove Train Station. (\*Approx.).

34sqm\* Light Filled, Glass Shop/Office Front with Air-Conditioning and Own Bathroom.  
Freshly Painted and Tiled.

Neighbouring Shops Are a Café, Cosmetic Injectables, Lawyers, Hairdresser, Barber and Nail Artist. Close to Woolworths and Australia Post Etc.  
Ideal for A Laser Clinic, Professional Office and Much More.

Owner Fitting Incentives.

Rent Amount: \$480 Per Week NET + GST

Council: Bayside Council

Zoning: B4 Mixed Use

Contact Agents:

Michelle Kocanov 0477 22 33 55 / 02 9503 1204

Dan Biner 0402 212 796

<b>Premises:</b>	Shop 8
<b>Area m<sup>2</sup>:</b>	34
<b>Rent PA:</b>	\$480
<b>Net/Gross:</b>	Net
<b>Outgoings:</b>	Contact Agent
<b>Contact:</b>	<b>Dan Biner</b> 0402 212 796 d.biner@m5industrial.com.au