



## 274 Kingsgrove Road, KINGSGROVE 2208

107sqm - Perfectly Positioned in the Heart of Kingsgrove

### Description:

Perfectly positioned in the centre of Kingsgrove, this property offers it all.

- Main road exposure with 25,000 cars passing daily
- 200m from Kingsgrove Train Station
- Bus service at your doorstep
- 300m from the M5 Motorway
- Ducted Air Conditioning
- Bathroom & Kitchenette
- Council - Bayside Council
- Zoning - B4 mixed use



Location  
Centre of Kingsgrove



Traffic  
Main Road Exposure 25,000 Cars Daily



Zoning  
B4 Mixed Use



Train  
Kingsgrove Station 200 metres



Bus  
Routes 455, 490, 492, 493

<b>Premises:</b>	
<b>Office m<sup>2</sup>:</b>	107
<b>Warehouse m<sup>2</sup>:</b>	N/A
<b>Total m<sup>2</sup>:</b>	107
<b>Rent PA:</b>	\$1,000
<b>Net/Gross:</b>	Gross
<b>Outgoings:</b>	Contact Agent
<b>Contact:</b>	<p><b>Josh Biner</b> 0411 601 323 j.biner@m5industrial.com.au</p>