



59 Boundary Road, MORTDALE 2223

865sqm + 180sqm Mezzanine - Ultra Modern Warehouse & Office with Secure Basement.

Description:

- * First Floor Office - 110sqm
- * Ground Floor Office - 159sqm
- * Warehouse Space - 219sqm
- * Mezzanine Space - 180sqm
- * Secure Basement - 377sqm

* TOTAL - 1,045sqm

59 Boundary Road Mortdale has been set up to accommodate a high end fashion business and will impress the most image conscious of tenants.

The 269 sqm air conditioned office space in this property has been tastefully renovated to provide an ultra modern look whilst retaining an open and airy feel.

Both the ground floor and first floor have renovated and very modern bathrooms and kitchens making for a very comfortable workplace for occupants. Also on the first floor, is a light filled terrace area which can be used for outdoor entertaining or breakout area.

The warehouse space in this property is approximately 219sqm and has been set up for a fashion business. With polished concrete floors and LED Lighting. This space is also complimented by a large mezzanine of

Premises:	
Office m²:	269
Warehouse m²:	219
Total m²:	1,045
Rent PA:	\$150,000
Net/Gross:	Net
Outgoings:	Contact Agent
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approximately 180sqm which is set up with racks for an organised picking and packing arrangement bringing the usable total to 399sqm.

This warehouse space is accessed via an electric container height roller door and offers sufficient driveway space to allow ease of access to vehicles pulling off Boundary Road.

Parking on this site is unlike most other sites on the market today in that it offers an exclusive and secure basement of 377sqm which will cater for 12 - 15 cars or can be repurposed to suit your business.

Properties of this quality and don't come along every day so call today to arrange your inspection.