



, Lambton NSW 2299

## Showroom - Warehouse and Offices

Building Area: 397m<sup>2</sup>

This facility is one-third office, one-third showroom and one-third warehouse. Is located on Crescent Road as part of the Griffith Trade Centre. This Centre is on the corner of Griffiths, Orlando and Crescent Roads, providing excellent exposure, carparking and access. This unit is located at the eastern most end on the upper level of this two-storey complex which is accessed at-grade from Crescent Road. It includes:

(6) offices totalling - 120m<sup>2</sup>

Air-conditioned showroom and reception - 152m<sup>2</sup>

Open and well lit warehouse - 125m<sup>2</sup>

Amenities with shower, lunchroom and m/f toilets

Large (3.4h x 3.6w) roller door

Secure gated carpark fo

Offices

FOR LEASE

400sqm

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