

2/78-96 Pyrmont Bridge Road, Camperdown NSW 2050

## Modern well lit office space

A modern 3 level industrial/retail showroom building, the property was developed in 1998. Site has a street frontage of nearly 100 metres with on grade parking for 20 carspaces (shared) and a further 30 basement car spaces.

The premises is a modern well lit suite with modern timber floors, kitchenette and single bathroom facilities. Fully air conditioned, the space has been used for many years as a dance studio or as a straight office space.

Located on the corner of Pyrmont Bridge Road and Gordon Street, the property is approximately 100m from the Parramatta Road & Pyrmont Bridge Road intersection which is passed by some 70,000 cars per day. The property is well serviced by public transport including Stanmore train station, frequent buses travelling east to Central Station and west to Leichhardt/Parramatta. The property is less than 1 kilometre from Sydney University and Royal Prince Alfred Hospital.

Offices  
FOR LEASE

160sqm