



**Level 2/45 Chippen Street, Chippendale NSW 2008**

## Immaculate Warehouse Conversion - Desirable Fringe Location

This unique City Fringe offering provides an opportunity to create a new office headquarters. Occupying the entire top floor with light on 4 sides, this cracking 756 sqm floor has exposed ceiling trusses and original timber columns. Offering high ceilings with owners who are committed to working with an incoming tenant, to capture the creative warehouse appeal & incorporate that into their desired fit-out.

### Features include:

- Rare top floor offering with windows on all sides
- High exposed ceilings with pitched roof
- Original timber columns & beams throughout
- 7 Minute walk to Central Station

For any more information or to in

Offices

FOR LEASE

30% Incentives

733sqm



**Robert Deans**

0416 048 788

rdeans@deansproperty.com.au

**Jackson Deans-Harvey**

0449 877 100

jackson@deansproperty.com.au