

## PROPERTY SUMMARY SHEET

**PROPERTY:** 35-37 Moore Street, Leichhardt

**Rental:** \$250 per square metre



**DESCRIPTION:** Modern Commercial building with prime exposure to Moore Conveniently located 5Kilometres to Sydney CBD. Public Transport is at door with the Western Distributor and Light Rail Station a short distance away.

The property comprises a two level building, constructed of cement rendered brick walls, concrete floors and metal clip-lock roof. Lots of natural light is provided by the large glass panel doors and windows all around the building. The property is fully air conditioned with stand by generator.



Ample on site parking is available with additional space if required.

## 35-37 Moore Street, Leichhardt



The property consists of, Basement warehousing/car parking area of approximately 1736square metres.

Ground floor warehouse/offices or bulky goods retailing area of approximately 1910 square metres.

Ist floor area of approximately 1566 square metres currently fitted out as corporate offices including staff amenities and plant room. This area has also a roof terrace of 130 square metres ideal for entertaining.

This property makes the ideal corporate Head Quarter. Also suitable for any Commercial/Warehousing or bulky goods businesses.  
Previous use Medical laboratories and administration.

**Zoning:** *Industrial*

**Details:** **9568 1611**

**DISCLAIMER:** every care has been taken to verify the accuracy of the information contained herein, but no warranty is given or implied and prospective purchasers are advised to carry out their own investigation. Details herein do not constitute any representation by the vendor or the agent and are expressly excluded from any **contract.**