



## 2/2 William Street Alexandria NSW

- Ground floor warehouse/studio/showroom approx. 413sqm
- Ceiling Height approx. 4 meters
- Modern open plan air-conditioned office area, with optional workstations available
- Self-contained with own roller door / loading dock
- Separate Male & Female toilets + shower and kitchenette
- Previously used for online distribution/warehouse
- Flexible MU1 Mixed Use Zoning will suit a variety of uses
- Walking distance to Green Square Station and next door to Beaconsfield Park/BBQ area & Tennis Courts
- Close Proximity to the St Peters M8, M4 & M5 arterial road interchange
- Estimated Outgoings \$29,761 p.a. + GST

<b>Type</b>	: Industrial
<b>Price</b>	: Contact the Agent
<b>Building Size</b>	: 413 sqm
<b>View</b>	: <a href="https://www.cityalliance.com.au/lease/nsw/eastern-suburbs/alexandria/commercial/industrial/7385165">https://www.cityalliance.com.au/lease/nsw/eastern-suburbs/alexandria/commercial/industrial/7385165</a>