

**SOLD**

## PREMIUM QUALITY OFFICE SPACE!

7 / 14 Argon Street, Sumner – Office Space

### Key Investment Highlights

- High quality spacious office
- Flexible space
- Perfect for professional, manufacturing, NDIS, health, medical, warehousing, and other industries
- Tailor-made for an owner-occupier
- High yield investment – when tenanted
- Close to a major shopping centre, restaurant, cafes, bars, and other amenities
- Close to transport – bus and rail
- Not flood affected

### Property Description

Tenancy – Unit 7

- Self-contained
  - 46m<sup>2</sup>
  - 3 car park spaces
  - Office can accommodate 4 – 6 people
  - Ground floor, corner position
  - High ceiling
  - Large windows with vertical blinds – plenty of natural light
  - Wheelchair access - possible
  - Commercial grade carpet throughout
  - Fully furnished (optional) or vacant possession
  - Fully secure through steel frames on all windows
  - Air-conditioning – reverse cycle split system (Fujitsu inverter model) – very quiet
  - Fast, commercial grade NBN Hybrid Fibre Coaxial access point in the unit
  - Telstra Optical Fibre Termination point in the building
  - Large courier trucks can access due to dual entry driveway
  - Quiet tenancy
- Self-contained Tenancy Configuration – Unit 7
- Office
  - Workshop
  - Storage

0 BED | 0 BATH | 0 CAR

### PRICE:

\$0

### OPEN FOR INSPECTION:

N/A



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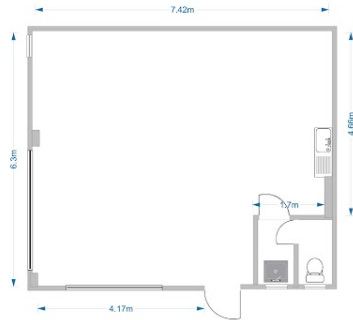
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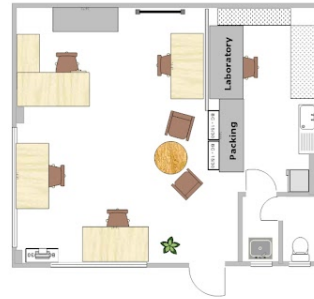
# FLOORPLANS

7/14 Argon Street, Sumner – Commercial Tenancy

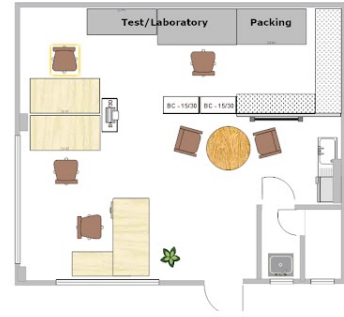
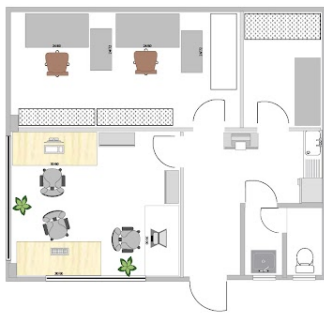
FLOORPLAN



CURRENT CONFIGURATION



POSSIBLE CONFIGURATIONS



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.