



### Suite 1/11-15 Gray Street SUTHERLAND NSW

Located in a central position is this 105m2 ground floor commercial space suitable for a number of different uses. Well-designed modern fit-out which consists of formal reception area, boardroom and open plan office. The building is also located within easy walking distance to transport and shops.

- Ducted air-conditioning
- Great natural light
- Own kitchenette with break room and amenities
- Two (2) secure car spaces plus visitor parking
- Ground floor positioning
- Floor to ceiling glass
- Well maintained modern building
- New carpet throughout
- Available with current tenant (No GST)

<b>Price</b>	: \$ 808,000
<b>Building Size</b>	: 105 sqm
<b>Land Size</b>	: 132 sqm
<b>View</b>	: <a href="https://www.cooperwilson.com.au/sale/nsw/sutherland/sutherland/commercial/offices/6660238">https://www.cooperwilson.com.au/sale/nsw/sutherland/sutherland/commercial/offices/6660238</a>