



## IMMACULATE WAREHOUSE CONVERSION - DESIRABLE FRINGE LOCATION

Introducing to the market for the first time in over 5 years - 45 Chippen Street Chippendale. The building is a landmark corner offering in an excellent city fringe position, easily accessible from the CBD with instant access to arterial roads connecting the Eastern Suburbs, to South and Western Sydney. Quality warehouse converted stock is hard to find in desirable locations, especially those within walking distance to local eateries, cafe's & bars such as Spice Alley, Ester, and Concrete Jungle Cafe.

Chippendale is at the heart of the city fringe urban lifestyle supported by surrounding growth from major renewal projects in the Central Precinct, Tech Central (with Atlassian), three Universities, the Australian Technology Park and North and South Eveleigh.

Features include:

- Recently refurbished office space in classical warehouse conversion
- Exposed top floor with renovations completing soon
- Corner positioning with building naming & signage opportunities

### Price

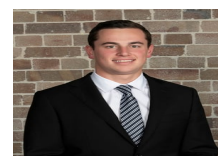
30% Incentives - Pre-Christmas Deals

### Property Details

Type	Commercial
Property Type	Offices
Area	425m2



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