



## BOUTIQUE TENANCY AT AFFORDABLE RATE - 'FUSION' THE CREATIVE OFFICE, IT & MEDIA HUB OF ULTIMO

Nestled at 22-36 Mountain Street in Ultimo, this highly sought-after office space boasts a creative flair that will instantly captivate your team. Bursting with energy, this stunning office is located just 5-10 minutes' walk from major public transport links, including Central Station and bus connections via the Broadway Sydney Shopping Centre. Situated near Sydney University, TAFE, and UTS, the space offers a buzzing, collaborative environment perfect for your business.

This brilliant warehouse features:

- Exceptional open-plan layout with leafy western outlook
- Original timber ceilings with column-less floorplan
- Boasts high ceilings and operable louver windows
- Internal Kitchen
- Includes 1 car space
- Secure building with on-site management
- Male and female amenities on each floor, including disabled bathrooms
- Showers within the building & metered visitor parking
- Walking distance to Broadway Sydney Shopping Centre, Sydney

### Price

\$825 P/W + GST

### Property Details

Type	Commercial
Property Type	Offices
Area	66m <sup>2</sup>



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