



24 Hickson Road WALSH BAY, NSW

## PLUG & PLAY OFFICE IN CREATIVE WOOLSTORE CONVERSION

Mercer Property along with CBRE are pleased to offer an outstanding plug and play option moments from the CBD.

The property offers 70 cabled workstations; impressive reception leading into a large kitchen with island bench seating; 3 x board/meeting rooms; and 3 breakout areas, plus lounge areas.

It is exceptionally situated in the centre of the arts precinct, which has become an active and lively waterside precinct with a terrific list of cafes, bars and restaurants close-by.

Located just a short walk to the Barangaroo foreshore walk and newly opened swim spot, Marrinawi Cove.

The property has excellent connectivity being only 10-15 minutes walk to Wynyard Train Station and bus exchange along with being near the new Barangaroo Metro site which is opening in 2024.

Key features include:

- 637sqm\* open plan tenancy
- Low start-up costs for incoming businesses with high quality fit-out in situ
- Creative style tenancy within an impressive adaptive reuse
- Soaring high ceilings with exposed services, beams and trusses
- Lift access direct to floor

**Type** : Offices  
**Building Size** : 637.00 m<sup>2</sup>

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