



104 Victoria Road ROZELLE, NSW

Modern Creative Headquarters with Private Parking

Mercer Property is pleased to present for lease the inspiring creative space of G.01/104 Victoria Road, Rozelle

Set in the Inner West suburb of Rozelle, conveniently accessible to both the CBD and the vibrant dining scene of Darling Street, this prime Victoria Road location boasts unmatched visibility, a spacious open plan layout and readiness for immediate occupancy for businesses seeking a creative office or showroom space. The added benefits of significant exposure and onsite parking elevate this as a premier choice.

The space exudes contemporary sophistication, amplified by an abundance of natural light, polished concrete floors and lofty ceilings. The modern fit-out features sleek open plan areas, complemented by separate offices and a large boardroom and fully equipped kitchen. The flexible open-plan layout, modern finishes coupled with inviting communal space appeals to any business looking to establish their ideal HQ.

Key Highlights:

- Modern facade with imposing street appeal.
- Easy access directly from the street and parking areas.
- Spacious 275sqm* interior paired with a large communal terrace.
- Versatile open plan with fully equipped kitchen
- Exceptional natural light throughout from four sides.
- Sleek polished concrete flooring.

Type : Offices
Building Size : 275.00 m2

Tom Speakman

0412 891 330

Dillon Frain

0416 867 155