



118 Victoria Road BALMAIN, NSW

## Whole or Part Floor Professional or Medical Suite with Rooftop

Mercer Property is pleased to present to the market, this outstanding office opportunity in thriving inner-western suburb of Balmain/Rozelle.

Located in cosmopolitan Balmain/Rozelle, 5 minutes from the CBD, with immediate public transport, and nearing the intersection of Victoria Road and Darling Street, this property presents a wonderful, light filled professional office/medical suite opportunity.

This special office space is perfect for professional or medical suites comfortably seating 15-20 people. An ideal location in an iconic building with great amenity, access and visibility.

One of Balmain/Rozelles best commercial offices, this light filled, modern designer building has been recently renovated including a new lift. Outstanding long term tenants throughout including Sydneys largest sports medicine practice in Balmain Sports Medicine.

Beautiful lap pool, underground parking, impressive entry foyer and entertainment decks add to the buildings unique character and value.

This property features;

- Half floor - 118sqm
- Full floor - 241sqm
- Fitted to open plan layout

**Type** : Offices

**Building Size** : 118.00 - 241.00 m2

**Tom Speakman**

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