



74 Mentmore Avenue ROSEBERY, NSW

## The Battery 74 - Final Whole Floor Tenancy

Mercer Property together with Colliers have the privilege to offer to market a range of creative spaces for lease within this beautifully refurbished battery factory know as The Battery 74.

Located on Mentmore Avenue, Battery 74 is across the road from Turruwul Park, surrounded by an eclectic mix of industry and a moments walk from The Cannery offering you a multitude of eating and drinking options.

Your neighbours will include Gelato Messina, Aldi, Three Blue Ducks, Archie Rose, Sir and Zimmerman amongst many more.

All levels have just undergone a major makeover, with levels 1 & 3 now featuring a high-end, spec fitout. Meticulously designed and fitted by InOne Projects. The remaining the whole floor tenancy is ready for an incoming tenant to work with the client and design a preferred layout that would feature workstations, multiple offices and quiet rooms, meeting rooms and large boardroom as well as a open plan kitchen with a large island bench and staff lounge.

- Tenancy areas from 150 - 985sqm\*
- Premium end of trip facilities
- Expansive height with light on all sides
- Close to transport links
- Surrounded by restaurants, cafes, bars and outdoor spaces
- 10 parking bays

**Type** : Offices  
**Building Size** : 150.00 - 900.00 m2

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