

# GUNNING



## 44a Foveaux Street Surry Hills NSW

A superb three storey commercial building dominating exposure across two main thoroughfares in the heart of Surry Hills.

Offered for the first time in excess of 30 years, 44a Foveaux Street Surry Hills has maintained the same tenant throughout this entire period, demonstrating its quality without peer!

The building will provide purchasers flexibility through development potential (STCA) underpinned by the security of a long lease inclusive of 2 x 5 year options. A redevelopment clause equal to 12 months notice is acceptable upon notification by the lessor at any given time.

Forming part of the commercial centre of Surry Hills, this

**Building Size** : 1086 sqm  
**Land Size** : 365 sqm  
**View** : <https://www.gunningre.com.au/sale/nsw/eastern-suburbs/surry-hills/commercial/offices/5730042>