

# GUNNING



## 164 Hargrave Street Paddington NSW

Gunning Real Estate is delighted to offer for lease this freehold commercial terrace in the heart of tightly held Paddington.

The property features and ground floor shop/showroom fronting Hargrave Street and office/residential accommodation to the rear and level one of the property. The property is well located across the road from the popular and recently refurbished Bellevue Hotel.

- > 125 sqm of prime Paddington office accommodation (approx)
- > Mixed-Use property
- > North-East aspect
- > One LUG accessed by the rear lane

**Building Size** : 100 sqm  
**Land Size** : 128 sqm  
**View** : <https://www.gunningre.com.au/lease/nsw/eastern-suburbs/paddington/commercial/offices/5731259>

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This floor plan is intended as a guide only. Layout dimensions are approximate only. No representation or warranties of any nature whatsoever are given or intended. Any person using this information should rely on their own enquiries.