

# GUNNING



## Shop 4/13A Montgomery Street Kogarah NSW

Gunning Real Estate is pleased to present this modern ground floor office/shop for lease. Located in a premium commercial building, the property is centrally located in the heart of Kogarah CBD: Only 100m from Kogarah train station, 400m from St George Private Hospital, 300m from St George Public Hospital, across the road from St George Bank Headquarter and right next to Nandos.

The property features a spacious open-plan area plus partitioned rooms and own kitchenette. Access to the common toilets and basement car park are available through the rear of the property.

### KEY FEATURES:

- Internal area: 80sqm
- Two (2) allocated secure car spaces
- Ducted air-conditioning

**Building Size** : 80 sqm  
**View** : <https://www.gunningre.com.au/lease/nsw/st-george/kogarah/commercial/offices/5731543>



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