

# GUNNING



## 2/252 West Street Carlton NSW

Gunning Real Estate is pleased to present this excellent space. The premises is a very functional workshop/factory with a small mezzanine office. It boasts toilets on both floors as well as a shower, kitchenette and lunch room on the ground floor. The property also comes with facilities for spray painting though this can be removed if not required.

The property is located in the well established industrial area of Carlton and offers easy access to both the Princes Highway and King Georges Road.

### KEY FEATURES

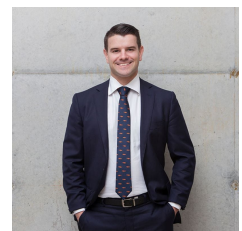
- Area: 264sqm\*
- 3 allocated cars spaces
- Roller door access
- Closed down draft booth
- Open end booth

**Building Size** : 264 sqm

**View** : <https://www.gunningre.com.au/lease/nsw/st-george/carlton/commercial/industrial/5731637>



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