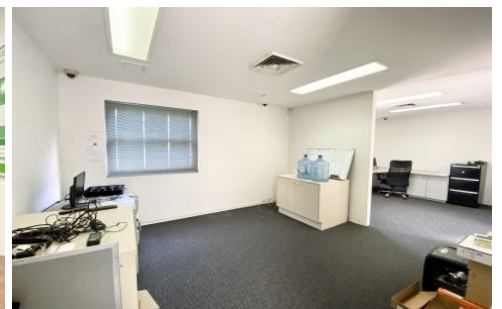


# GUNNING



## Level 1/340 Forest Road Hurstville NSW

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Gunning Real Estate is pleased to present this first floor office/studio with close proximity to Hurstville train station, bus interchange, and Westfield.

Existing office layout:

Reception area, 6 partitioned offices (including a high ceiling boardroom), a mezzanine storage area/additional work area, toilets, and kitchenette. The office has 2 sets of stairs entrances (One from Forest Rd and one from the back).

### KEY FEATURES:

- Internal area: 190sqm\* (150sqm\* first floor + 40sqm\* mezzanine)
- Three (3) allocated car spaces at the back
- Front and rear access
- Ducted air-conditioning

**Building Size** : 190 sqm  
**View** : <https://www.gunningre.com.au/lease/ns-w/st-george/hurstville/commercial/offices/6702913>



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