

# GUNNING



**11/105A Vanessa Street Kingsgrove NSW**

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Gunning Real Estate is proud to present this office and warehouse unit, which has been built predominately for office use. Amenities on both ground floor and first floor.

**Building Size** : 215 sqm  
**View** : <https://www.gunningre.com.au/lease/nsw/st-george/kingsgrove/commercial/industrial/7610436>

## LOCATION

Located in a popular industrial precinct, the estate is conveniently located near major arterial roads being just a short drive from the on and off ramps to the M5 motorway via Kingsgrove Road, providing access to Port Botany and the Airport only 8km away. The property is 15km from Sydney CBD and Kingsgrove station is the nearest railway station which is about 500m away.

## KEY FEATURES

- \* Ground Floor - 135sqm
- \* First Floor - 40sqm
- \* Additional Mezz - 40sqm (approx.)



**William Gunning**  
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