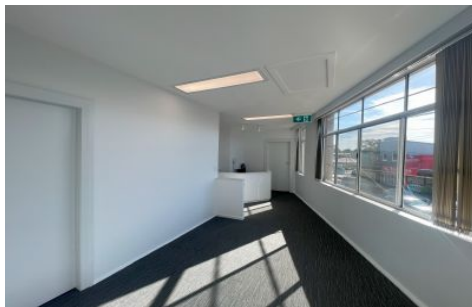


# GUNNING

\*Outline Indicative Only



## Level 1/1/446-450 Forest Road Bexley NSW

Gunning Real Estate is pleased to present this well positioned, light and bright office space. Besides boasting excellent natural light, the property also benefits from prominent signage exposure, both at ground level and above the awning.

Offered for Lease for the first time in over 25 years, the space had previously been occupied by a law firm and is hence configured into several large partitioned rooms, which would be suitable for a range of uses such as individual offices, meeting rooms, classrooms etc.

The space has been recently refurbished, including but not limited to; refurbished bathrooms, shower and kitchenette, new LED lighting throughout the premises, replacement of old curtains with vertical drapes, window clean, re meshing of fly screens, service and adjustment of 4 existing split air

**Building Size** : 220 sqm  
**View** : <https://www.gunningre.com.au/lease/ns-w/st-george/bexley/commercial/offices/7775013>



**James McKenny**  
(02) 9310 9208