







LowerLevel/16 Flinders Street, Wollongong

Lower Level Premises With Rear Access, Parking and Signage Potential

Position your business beneath a high-exposure Flinders Street property, with separate rear access, practical loading capability and three allocated car spaces.

Perfect for a gym, or health services; this lower level space offers approximately 142 sqm and is suited to businesses needing a functional, self-contained premises with easy rear access. The tenancy includes garage door access, three car spaces and signage opportunities to capture passing traffic along the arterial road.

The street level tenant operates martial arts classes, creating potential for complementary uses such as fitness, health, allied health, training, recreation, storage, service-based businesses or other low-impact operators.

- Separate rear access only
- Garage door access
- Three allocated car spaces
- Signage opportunities

FOR LEASE
$42,000 pa + GST

BUILDING AREA
142sqm

AGENTS

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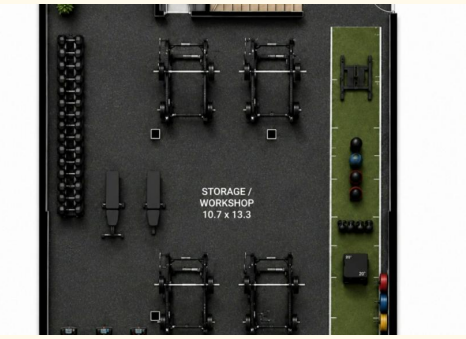
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AGENCY

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

- Positioned beneath established street level tenancy
- Located on busy Flinders Street arterial road
- Practical layout suitable for a range of business uses
- Potential to complement the existing martial arts operator upstairs
- Suitable for storage, service, fitness, health, recreation or trade-based uses, subject to approval



A functional lower level premises with rear access, three car spaces and exposure benefits from a busy Wollongong arterial road.

E3 Zoning | Productivity Support Commercial Zone

Inspect by appointment.

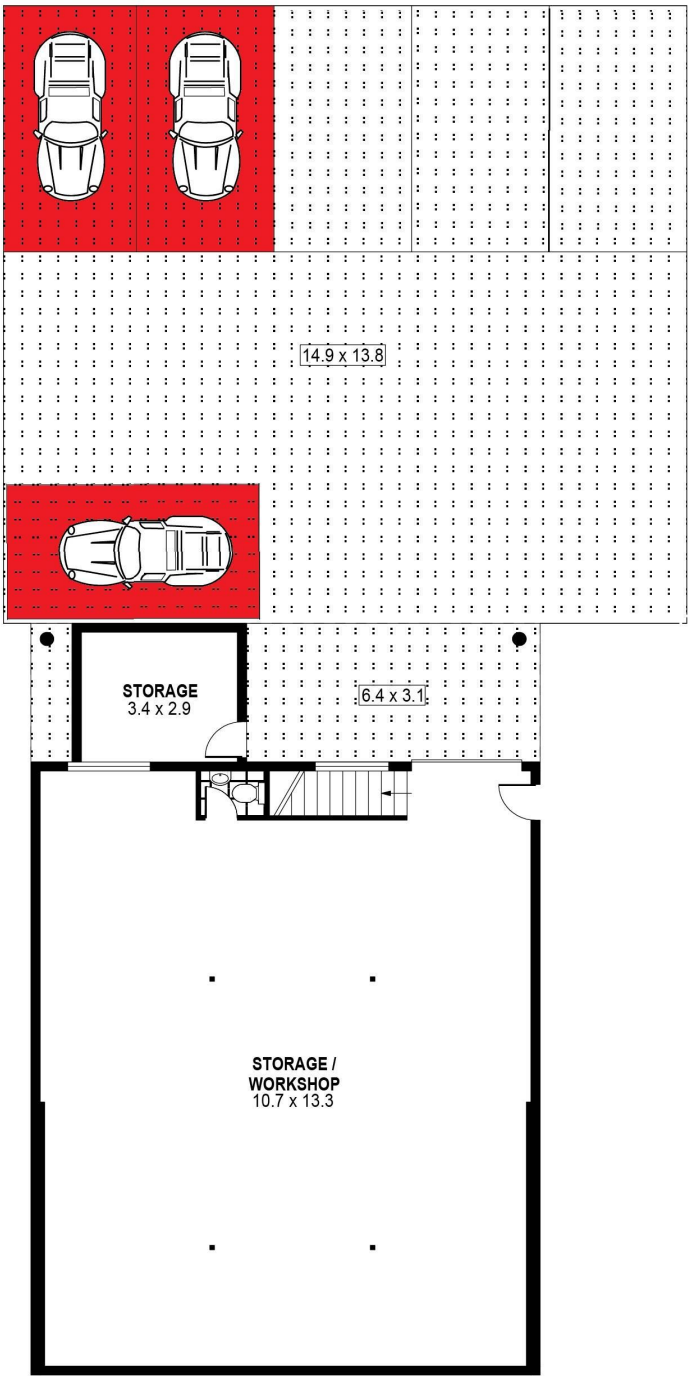
MORE DETAILS

Property ID	W6HHQZ
Property Type	Retail Other Industrial/Warehouse
Building Area	142 m2
Land Area	142 m2
Parking	3

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LOWER LEVEL

0 1 2 3 4 5

SCALE (METRES)

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.
Ref. No: 84772

INT	:316m²
EXT	:225m²
STORAGE	: 10m²

16 FLINDERS STREET

WOLLONGONG

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LJ Hooker