



## 1/10 Meadow Way Banksmeadow, NSW

### A-grade business space with size and versatility

- Two-level layout with 199m2 on title
- Upper-level office suites and workspace
- A fully equipped cafe and dining area
- Three car spaces and loading bay with roller door

- A spacious two-level layout featuring a total of 199sqm on title
- Four upstairs office suites including a large open plan workspace
- A lower-level boardroom or meeting room and secure storeroom
- Fully equipped cafe and dining area previously operating as a business
- High clearance roller door access plus a separate customer entry
- Potential to reconfigure into a warehouse space with 6m clearance
- A dedicated parking space and a loading bay directly at the front

**Price:** Price on Application

**Council Rates:** \$282.20/year (approx)

**Water Rates:** \$136.14 p/q

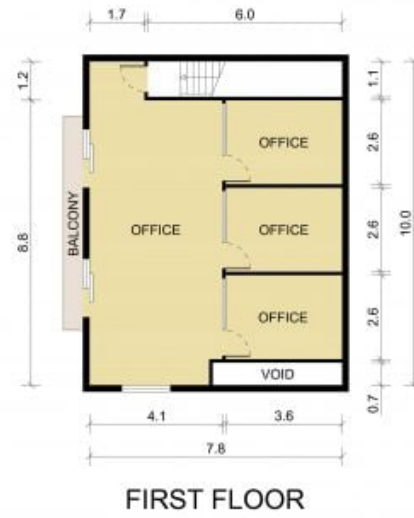
**Strata Rates:** \$959.80/year (approx)

**Corrinne Olsen**

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**Information Schedule**

<b>GROUND FLOOR</b>		<b>FIRST FLOOR</b>	
Meeting Room	19 m <sup>2</sup>	Office / Balcony	58 m <sup>2</sup>
Storage	10 m <sup>2</sup>	<b>Total Area</b>	<b>199 m<sup>2</sup></b>
Amenities	80 m <sup>2</sup>		
Parking	32 m <sup>2</sup>		

Disclaimer: This plan has been prepared for marketing purposes only. Interested parties should undertake their own enquiries as to the accuracy of the information.



Plan Prepared For:

**OLSEN | ROMANO**  
ESTATE AGENTS

**MARKETING DRAWING**  
1/10 Meadow Way  
BANKSMEADOW, NSW 2019

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Scale: 1:100 at A3



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