



## 1/10 Meadow Way Banksmeadow, NSW

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

- Two-level layout with 199m<sup>2</sup> 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

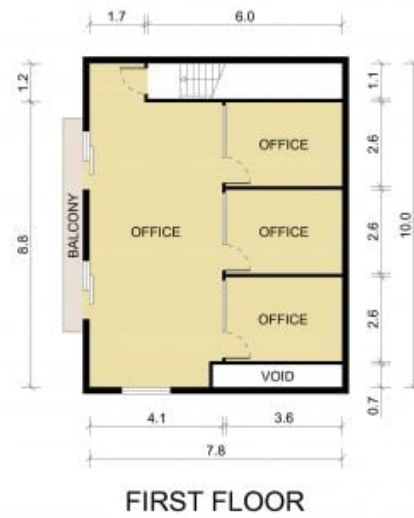
**Strata Rates:** \$959.80/year (approx)

**Corrinne Olsen**

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#### Information Schedule

**GROUND FLOOR**  
Meeting Room  
Storage  
Amenities  
Parking

19 m<sup>2</sup>  
10 m<sup>2</sup>  
80 m<sup>2</sup>  
32 m<sup>2</sup>

**FIRST FLOOR**  
Office / Balcony

58 m<sup>2</sup>

**Total Area**

**199 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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