



### 9 Margate Street Botany NSW

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This well located, freestanding factory provides a recently refurbished office on a mezzanine level as well as a small ground floor reception. Amenities on the ground and mezzanine level have been completely refurbished in late 2023, as has the mezzanine office area, which has been freshly painted and carpeted, along with all new cabling throughout.

The warehouse area provides a regular shaped configuration and there is an additional mezzanine storage area along part of the southern wall. The property also provides a grease trap on-site.

The electrical has been upgraded throughout and provides approximately 200 AMPS of power and the warehouse floor has been freshly coated with epoxy flooring. There is off-street parking provided for 3 cars.

**Price** : \$160,000 p.a. Net (exGST)  
**Building Size** : 519 sqm  
**View** : <https://www.cityalliance.com.au/lease/nsw/eastern-suburbs/botany/commercial/industrial/7932159>