

#### 14/10-12 Girawah Place Matraville NSW

2 

##### Unit 14

Warehouse: 92.4sqm

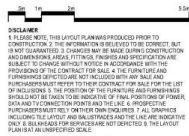
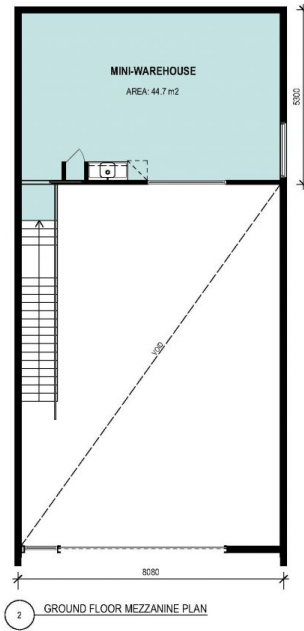
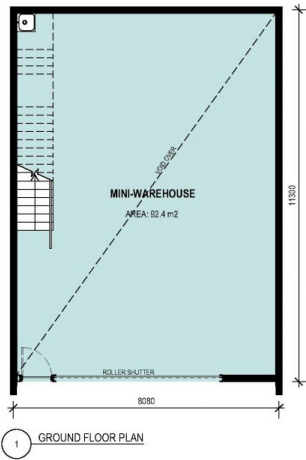
Mezzanine Office: 44.7sqm

A quality industrial unit offering functional warehousing with modern office accommodation. Benefits include: wide driveways, undercover dedicated parking and easy access around the estate.

- \* Up to 6.45m high ceilings.
- \* High motorised roller shutter door.
- \* Awning over roller shutters providing all weather loading.
- \* Quality mezzanine air-conditioned & carpeted offices.
- \* Kitchenette facilities.
- \* On-title undercover car-parking.
- \* CCTV Security cameras and alarm system.
- \* NBN high speed internet connection.

**Price** : POA  
**Building Size** : 137.1 sqm  
**View** : <https://www.cityalliance.com.au/lease/nsw/eastern-suburbs/matraville/commercial/industrial/7958729>

AREA: 137.1 m2



REVISION SCHEDULE		
Rev.	Date	Issued By / Revision Notes
A	6/7/20	AH / PRELIMINARY CLIENT REVIEW
B	15/7/20	AH / CLIENT REVIEW
C	14/8/20	AH / CLIENT REVIEW
D	18/8/20	AH / FOR MARKETING
E	19/8/20	AH / FOR MARKETING

**AREAS LEGEND**

	AMENITIES		WORK PODS
	DRIVEWAY/LOADING		WAREHOUSE
	ELEC/COMMS		WASTE ROOM
	MPIII WAREHOUSE		CLEANERS ROOM



NOTE: AREAS HAVE BEEN MEASURED ACCORDING TO PROPERTY COUNCIL OF AUSTRALIA GROSS LETTABLE AREA (GLA) GUIDELINES.

Project:  
PROPOSED COMMERCIAL PREMISES AT 10-12 GIRAWAH  
PLACE (LOT 5 & 6, 1901 BOTANY ROAD) MATRAVILLE 2036

Client:  
**SPIRECORP**

Drawing Name:  
**UNITS : MINI-WAREHOUSES- SHEET 2**

Job Number:  
1960

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Scale:  
1:100 @ A3

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Plot Date: 1987/02 Drawn By:  
AM

Drawing Status:  
**FOR MARKETING**

Drawing No:  
**M06**

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nominated architect: Jacqueline Bennett 6536