



**PH | PETER HANZIS**

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# Unit 36, 8 Avenue of the Americas, NEWINGTON 2127

*BUSINESS OFFICE SPACE - NEWINGTON 171sqm\**

**Location**

**Description**

Quality business unit located within walking distance to Newington Market Place & public transport. Location provides quick access to Parramatta & Silverwater Rds & M4 Motorway. This unit offering flexibility of space between showroom, office & storage with mezzanine level being fully air-conditioned. Access is gained via one bi-fold glass panel door with on site parking for three cars.

Features Include:

Ground Floor:

- Polyurethane Kitchen, break out area, oven, hot water system, vinyl & carpeted flooring, alarmed, large training meeting room, venetian blinds

First Floor:

- Carpeted flooring, ducted air-cond, 3 offices, 2 toilets, kitchen, storage room, led lighting, venetian blinds, alarmed, glass tilta door with roller blind, existing Fit-out included

- Previously used by NDIS provider

**\*\*CONTACT EXCLUSIVE AGENT Peter\*\***

<b>Area m<sup>2</sup>:</b>	171.00
<b>Price \$/m<sup>2</sup>:</b>	\$7,309.94
<b>Asking Price:</b>	\$1,250,000.00
<b>Parking:</b>	3
<b>Outgoings:</b>	Contact Agent
<b>Contact:</b>	<b>Peter Hanzis</b> peter@peterhanzis.com.au