



## PARRAMATTA 80 Phillip Street

475 sqm

4

## Rare Whole Floor Strata Office on Parramatta River

**\$3,500,000 + GST**

The property comprises of a three (3) level office building with basement parking. Each level is accessed via a dressed internal staircase. Located on the top floor of this small boutique office building, the space features views over Parramatta River and boasts offices, meeting rooms/boardroom and open plan areas suitable for workstations plus a kitchen breakout area. Secure basement parking is included on title.

The office space can be easily subdivided to create multiple tenancies for the investors/owner occupiers in the market right now.

Future potential redevelopment of the site proposes up to 10:1 Floor Space Ratio and up to 211m Height Limit upon amalgamation of neighbouring sites, subject to council approval. Whole floor strata office opportunities such as this are highly sought after by owner occupiers and astute investors alike, call now for an immediate inspection.

Estimated Outgoings Per Annum:

- Council: \$6,705.00

Property ID	L23138441
Property Type	Offices
Building / Floor Area	475
Car Spaces	4
Land Area	475.0 sqm

### AGENT

**Christian Cirillo**

0434 537 009

ccirillo@rhc.com.au

- Strata: \$14,600.00
- Water: \$260.00

Disclaimer: Raine & Horne Commercial Parramatta advise the information displayed in this advertisement has been received through a third party. We have used our best endeavours to ensure the information contained in this advertisement is accurate and true however we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements which may be contained. Interested parties are urged to make independent enquiries to verify any information detailed or not stated in this advertisement.