



## PARRAMATTA Level 1/12-14 Wentworth Street

200 sqm

6 

## Partially Fitted Out 9B Approved For 300+ Students - Take Part Or Whole Floor

### Contact Exclusive Agents

Raine & Horne Commercial Parramatta in conjunction with Resonate Partners are pleased to present 12-14 Wentworth Street. Strategically positioned in one of the most sought-after locations in the city centre, only a short distance to Parramatta Railway Station and Bus Interchange (100m\*), Westfield Parramatta and Parramatta Square (200m\*). Also in close proximity to some of the best cafes and restaurants the city has to offer.

This premises is located on level one and is accessed via the main building foyer and via lift access. Current fit out comprises reception, boardroom, small offices, kitchen and bathroom amenities, breakout room, classrooms of various sizes and large workstation area.

The property also features a large common roof top terrace area ideal for your staff or students to enjoy.


#### Highlights Include:

- Areas from 200sqm – 440sqm approx.

Property ID	L24031635
Property Type	Offices
Building / Floor Area	200
Car Spaces	6

### AGENT

**Christian Cirillo**

 0434 537 009

 ccirillo@rhc.com.au

- Six (6) Secure Car Spaces – At Market Rates
- 9B Certification
- Disabled Access throughout

To arrange an immediate inspection call the exclusive agents:

Resonate Partners

- Tom Bartlett 0414 564 637

Raine & Horne Commercial Parramatta

- Christian Cirillo 0434 537 009 or
- Jayden Ayoub 0438 635 477