



## Nicely presented Office and Storage facility.

Offices • Showrooms/Bulky Goods • Industrial/Warehouse

13/41-43 Green Street, Banksmeadow, NSW 2019

**Floor Area:** 200 m<sup>2</sup>

### Property Description

Approx 150 sqm office over two levels PLUS 50 sqm storage (warehouse) accessed via electric roller door. Some internal office 'fit-out included and a 'lock-up storage unit' in warehouse area. Separate M + F amenities on ground floor.  
3 - 4 car spaces. Sunny North facing aspect. Available immediately.

Additional features include:-

- There are approx. 18 solar PV panels on the roof and are connected to the grid for power cost savings for the Occupants.
- Ducted air conditioning to the upper office and numerous ceiling fans for cost-efficient climate comfort.
- Natural cross ventilation from ceiling shutters feeding warm air to roof ventilators for extraction in warmer months. The shutters are able to be closed for cold weather to prevent warm air escape. Additional insulation installed and louvre windows and metal mesh entry security door facilitate the natural internal air movement for comfortable occupation.
- Shower stall in the bathroom....

### Leased

Leased: Thu 01-Apr-21

### Additional Details

#### Car Spaces

4



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