



## WALK TO EVERYTHING PRIME CBD LOCATION

Offices

3/124 Marsden Street, Parramatta, NSW 2150

**Floor Area:** 50 m<sup>2</sup>

### Property Description

Location doesn't get much better than this! Conveniently located next door to Westfield Shoppingtown, this newly refurbished site offers an abundance of opportunity.

Situated ideally between Aird & Argyle Street and only about 2 mins walk to Parramatta train & bus interchange, with easy access to M4 motorway. Great prime CBD position with passer-by exposure.

Must to inspect with a choice of first and second floors office suites with areas from 49m<sup>2</sup> – 140m<sup>2</sup> (approx) at competitive rentals.

Features Include:

- \*Areas from 49m<sup>2</sup> – 140m<sup>2</sup> (approx.)
- \*Fully Refurbished
- \*Great Natural Light
- \*Own Kitchenette + Toilets (or shared on each level)
- \*Air-Conditioning
- \*Flexible Areas
- \*Competitive Rentals
- \*Flexible Leases Available...

Leased

Laing + Simmons  
Parramatta Commercial

**Ray Fayad**

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