



## Unit A1, 27 - 29 Fariola Street, SILVERWATER 2128

*STRATA FACTORY / SILVERWATER / 413 sqm\**

### Location

### Description

Well presented Strata Factory just a short stroll to Newington Marketplace and public transport. Conveniently located with its access to Silverwater Road, the M4 Motorway, and Sydney Olympic Park.

Property features include:

Ground Floor:

- Kitchen, ample natural light throughout
- Clearspan warehouse plus mezzanine office & storage, motorised roller door,
- 3 phase power, alarmed, led lighting, mobility compliant toilet, shower,
- 2 basement car spaces plus 4 first floor parking spaces
- 26.4kw solar system with 60 solar panels

First Floor office:

- Stainless steel Kitchen, Timber flooring, ducted air-conditioning,
- 2 office, data ready, led lighting, Mezzanine toilet & mezzanine storage
- Roller door width 5m\* & height 5m\*

Warehouse:

- Min height 5.98m\* & max height 6.67m\*
- Undercroft area 2.7m\*

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

\*approx.

<b>Office m<sup>2</sup>:</b>	115.00
<b>Showroom m<sup>2</sup>:</b>	N/A
<b>Warehouse m<sup>2</sup>:</b>	298.00
<b>Yard m<sup>2</sup>:</b>	N/A
<b>Total Area m<sup>2</sup>:</b>	413.00
<b>Land Area m<sup>2</sup>:</b>	N/A
<b>Asking Price:</b> <small>*Prices are exclusive GST</small>	\$3,200,000.00
<b>Parking:</b>	6
<b>Outgoings:</b>	Contact Agent
<b>Contact:</b>	<b>Peter Hanzis</b> peter@peterhanzis.com.au