



## 10 Erith Street, Botany NSW 2019

### Split-Level Creative Space with B7 Zoning

A cool find for the creative, this split-level space makes a statement. A sleek and contemporary space, it's accentuated by polished concrete, natural timber, soaring ceilings and extensive glass. Ideal for multiple business purposes, the space comes with B7 zoning offering added options to explore. Quietly tucked just metres away from Botany Road cafes, shops and transport.

- 346sqm (approx)
- 4 individual offices/studios, each with custom storage
- Break-out zone includes kitchen with island bench & gas
- Shaded timber decking plus a garden-fringed courtyard
- Modern bathroom/laundry plus 2 powder rooms

Offices  
FOR SALE

346sqm

**Ray White®**

**Alex Santelli**

0403104146

a.santelli@nwccs.com