



80 Phillip Street, Parramatta NSW 2150

Rare Whole Floor Strata Office on Parramatta River

The property comprises of a three (3) level office building with basement parking. Each level is accessed via a dressed internal staircase. Located on the top floor of this small boutique office building, the space features views over Parramatta River and boasts offices, meeting rooms/boardroom and open plan areas suitable for workstations plus a kitchen breakout area. Secure basement parking is included on title.

The office space can be easily subdivided to create multiple tenancies for the investors/owner occupiers in the market right now.

Future potential redevelopment of the site proposes up to 10:1 Floor Space Ratio and up to 211m Height Limit upon amalgamation of neighbouring sites, subject to council approval. Whole floor strata office opportunities such as this are highly sought after by owner occupiers and astute invest

Offices

FOR SALE

\$3,500,000 + GST

475sqm

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