



### 10-12 Girawah Place Matraville NSW

Work Pod Unit 34  
Ground Floor: 27.9sqm  
Mezzanine: 21.6sqm

**Building Size** : 49.5 sqm  
**View** : <https://www.cityalliance.com.au/lease/nsw/eastern-suburbs/matraville/commercial/industrial/8005899>

A quality industrial unit offering functional warehousing with walk up mezzanine. Benefits include: wide driveways, undercover loading and easy access around the estate.

- \* 3m wide x 2.85m high motorised roller shutter door
- \* Kitchenette with hot & cold water
- \* CCTV Cameras and Alarm System installed
- \* Designated communal loading zone with combined wash bay

These ground level units allow occupants to combine work-space and storage needs in a single modern and functional work cell. Designed on a grid of 4.5m wide by 6m deep to comfortably accommodate a motor vehicle. These

