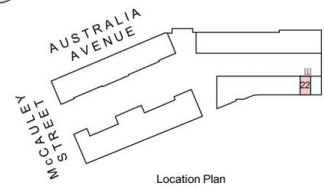
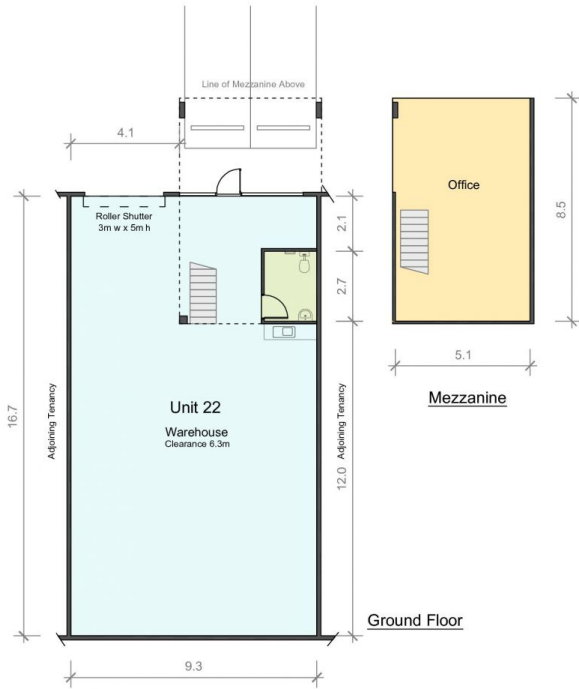


**22/19 McCauley Street Matraville NSW**

2 

This top quality estate of 30 units was built in the last 10 years and offers some of the best office/warehouse units in the Botany/Matraville area. Unit 22 comprises high bay (6m+) warehouse space of 162 M2 plus mezzanine offices of 39 M2. There are 2 car spaces to the front. The offices are air conditioned and have great natural light. The estate is literally opposite Port Botany and has great access and trunk turning areas.

**Price** : \$75,000p.a. Gross (exGST)  
**Building Size** : 201 sqm  
**View** : <https://www.cityalliance.com.au/lease/nsw/eastern-suburbs/matraville/commercial/industrial/8006317>



#### Information Schedule

Unit 22	
Ground Floor	162 m <sup>2</sup>
Mezzanine	39 m <sup>2</sup>
<b>Total Building Area</b>	<b>201 m<sup>2</sup></b>

On Title Parking 2

Calculated on Gross Lettable Area



**Disclaimer:** This plan has been prepared for marketing purposes only. Interested parties should undertake their own enquiries as to the accuracy of the information. Drawn from CADs supplied by client. Areas supplied by client and are approximate. These areas have been calculated on a Gross Lettable Area basis and dimension rounding may result in area discrepancies.

Plan Prepared For:



**UNIT 22**  
McCauley Business Park, 19 McCauley St  
PORT BOTANY, NSW

Date:	07/01/2015
Ref:	54701
Rev:	C
Drawn:	GS
Checked:	TJ
Scale:	1:125 @ A3
Sheet:	1 of 1

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