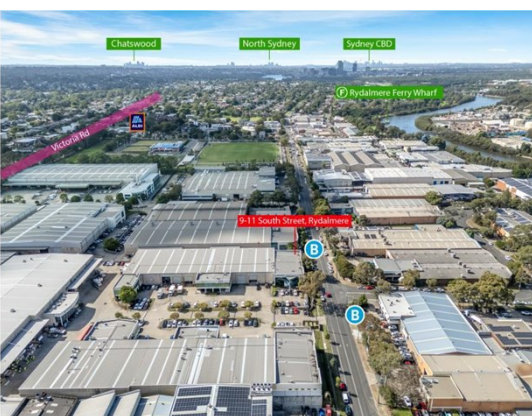




Fully Fitted Out Modern Office Space

9-11 South Street, RYDALMERE 2116

Premises:	Unit 9B
Area m²:	446
Rate m²:	\$250
Rental PA:	\$111,500
Outgoings m²:	\$70
Availability:	September 2026
Parking:	10
NABERS:	N/A

** All figures are exclusive of GST*

Contact:
Tim Paxton
 0432 760 274
tim@gjsproperty.com.au

William Grigg
 0422 321 037
william@gjsproperty.com.au



Fitted Out
Office



10 Car
Spaces



Competitive



Plenty
Natural Light



Prominent
Location



Public
Transport

Location:

The property is located towards the western end of South Street, just off Victoria Road, minutes to Parramatta CBD, Ferry Terminal and Rydalmere Railway Station. Other main arterial Roads that are within close proximity include Silverwater Rd, Parramatta Rd and the M4 Motorway.

Description:

Key property features include:

- Self contained office with direct access
- Ducted air conditioning throughout
- Abundant natural light
- Existing fit-out comprising boardroom, meeting rooms, open-plan workspace, and kitchenette
- 10 allocated on-site parking spaces directly in front of the tenancy
- Excellent access to Victoria Road, James Ruse Drive, Silverwater Road and the M4 Motorway

Floorplan:

[Click here](#)