



## Miranda

### The Entire First Floor Is Available

What a commanding and open plan office area this suite is conveniently situated in one of the most prominent and accessible buildings in Miranda. The first floor of 38-40 Urunga Parade is available now with lift access & undercover security parking. The office has excellent amenities, abundant natural light and balconies for catching some fresh air. Being close to Miranda shopping centre, the office is ideal for staff to stroll to the shops in their lunch hour and Miranda train station is conveniently located close by. Please call to arrange an inspection or for a copy of the floorplan.

- First floor
- Lift access
- Undercover parking
- Close to station
- Convenient location for customers and visitors

**Type** : Offices  
**Building Size:** 460 sqm  
**View** : <https://www.brookes.net.au/lease/nsw/sutherlandland/miranda/commercial/offices/5756727>

**David Halyard**  
 m: 0434 742 222  
 o: 9546 8666  
 e: davidh@brookes.net.au

**Jon Brookes**  
 m: 0416 069 169  
 o: 9544 5555  
 e: jb@brookes.net.au