



**STRATHFIELD PARTNERS**  
REAL ESTATE AGENTS



### Office 17A/16-20 Henley Road Homebush West NSW

This bright, alluring office space is now available for lease in the heart of Homebush West! Nestled amongst an array of lively shopfronts and vibrant offices, this suite offers a perfect opportunity for businesses looking to open in a bustling section of Sydney's inner western suburbs.

- 40sqm total area divided into an entrance/reception area, kitchen area and two separate office spaces
- Walking distance from Flemington train station
- Just 16km from Sydney CBD

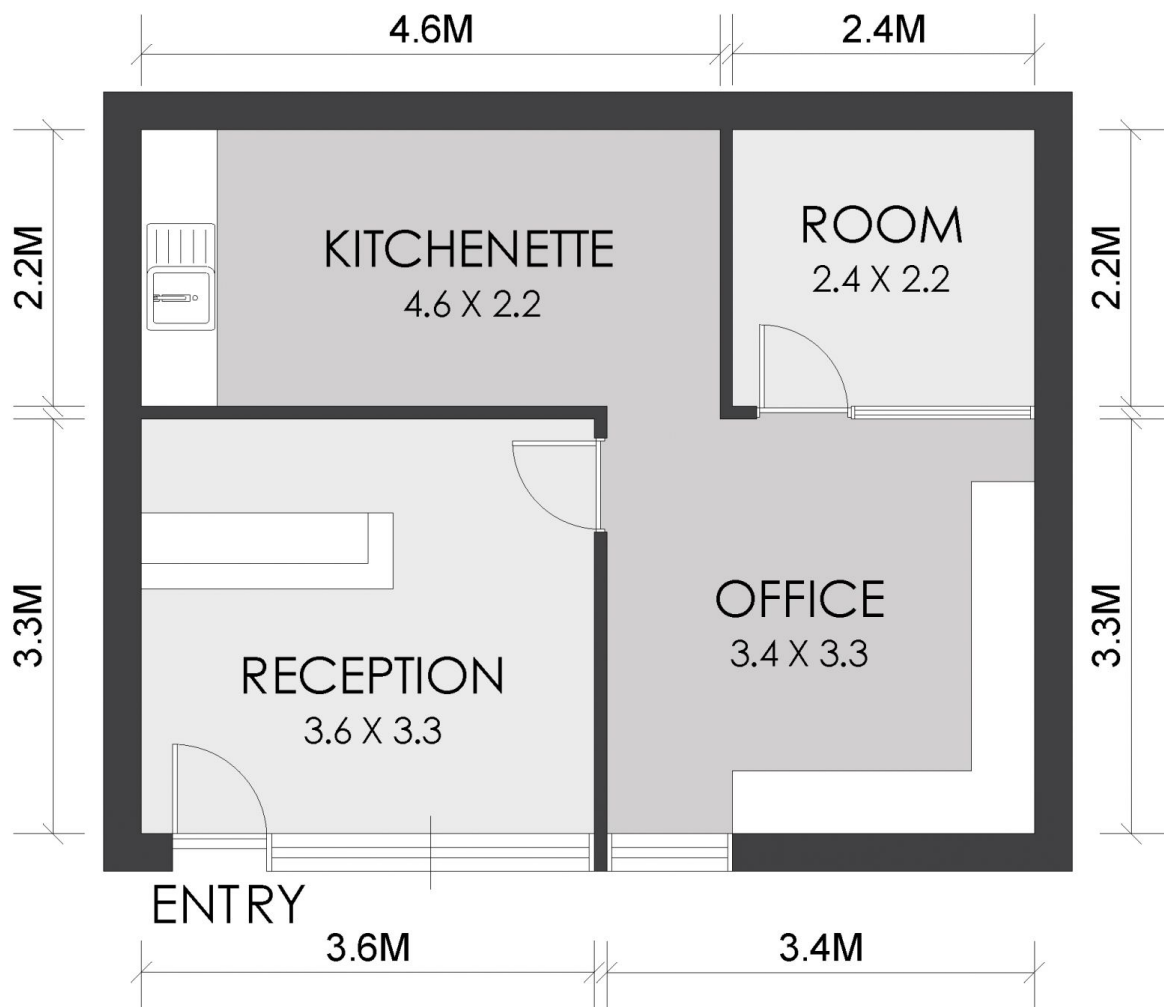
**Building Size** : 40 sqm  
**View** : <https://www.strathfieldpartners.com.au/lease/nsw/inner-west/homebush-west/commercial/offices/5964287>



**Helen Chai**  
9704 0043



**Fabrizio Pignataro**  
9704 0018



# FLOOR PLAN



**STRATHFIELD PARTNERS**  
REAL ESTATE AGENTS

17A/16-20 Henley Road, Homebush West

APPROX. AREA SIZE  
Internal area 40 sqm

**WARNING: DISCLAIMER** This information is not to be relied upon. It is strictly used for marketing and illustration purposes only. All measurements are approximate. Not to scale. No liability accepted. You must rely on your own inquiries and seek advice from your solicitor. Floor plan by [cnkplan@cnkplan.com.au](mailto:cnkplan@cnkplan.com.au) / [www.cnkplan.com.au](http://www.cnkplan.com.au)