



46 Birmingham Street Alexandria NSW

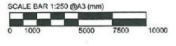
- ~ Ground floor Warehouse / Factory approx 1,200sqm.
- ~ Ground floor Office / Showroom approx 470sqm.
- ~ First floor Studio / Office approx 1,640sqm.
- ~ Numerous Roller Shutter Access.
- ~ Goods lift to first floor.
- ~ Off Street Parking via side driveway.
- ~ Good natural light.
- ~ Budget space.
- ~ Next door to the new Sonoma Bakery Cafe Alexandria.
- ~ Zoning: B7 Business Park.

Price : POA
Building Size : 3310 sqm
Land Size : 1985 sqm
View : <https://www.cityalliance.com.au/lease/nsw/eastern-suburbs/alexandria/commercial/industrial/5665534>

SCHEDULE OF AREAS:	
DRIVEWAY / BACK LANE	250sqm
TOTAL SITE AREA	1985sqm
GROUND FLOOR: (FLOOR SPACE)	
OFFICES / AMENITIES	440sqm
WAREHOUSE	1200sqm
STAIR 1 / STAIR 2	30sqm
TOTAL FLOOR SPACE	1670sqm
FIRST FLOOR: (FLOOR SPACE)	
OFFICES / AMENITIES	130sqm
WAREHOUSE	1510sqm
TOTAL FLOOR SPACE	1540sqm
MEZZANINE FLOOR: (FLOOR SPACE)	
TOTAL FLOOR SPACE	110sqm
TOTAL GROUND & FIRST FLOOR:	
TOTAL FLOOR SPACE	3310sqm
NOTE: ALL SQM & DIMENSIONS INDICATED ARE APPROXIMATE ONLY.	

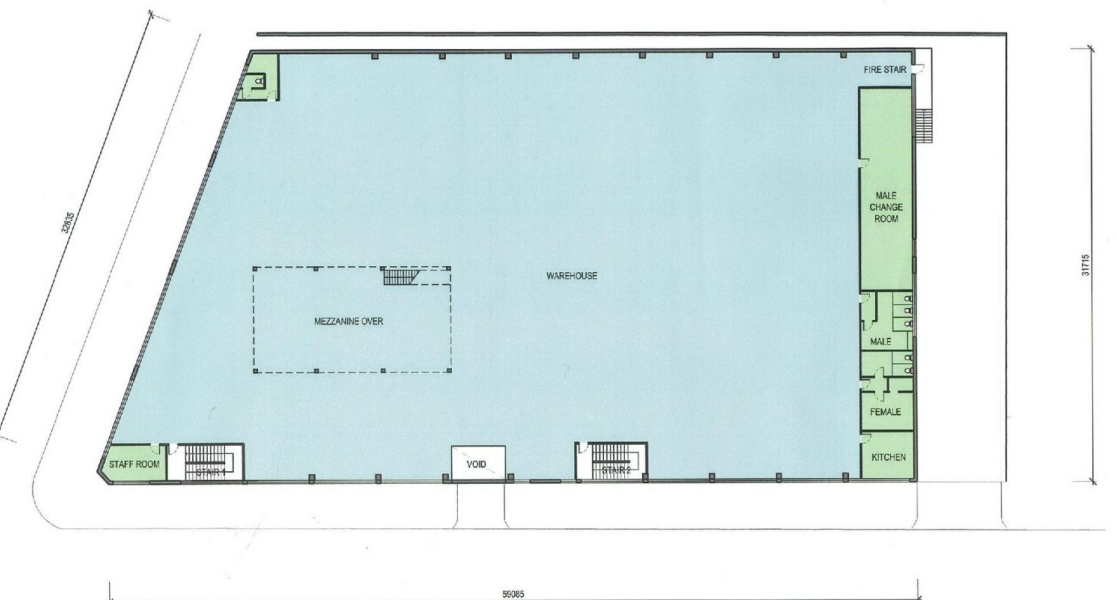


1 EXISTING - GROUND FLOOR PLAN
SCALE 1:250 @ A3



DISCLAIMER: Keyed In has prepared these documents for the requirements and construction noted, indicated or shown as "not" shown and assumes no responsibility for all other construction, materials or equipment noted, indicated or shown as "existing" or as provided by others. Unless otherwise noted or indicated on these documents, Keyed In has not been checked for verified the structural integrity, quality of construction, accessibility to, egress from or design of the existing construction or any other work not included as part of the improvement specifications.	CLIENT: 46 BIRMINGHAM STREET, ALEXANDRIA NSW 2015	ISSUE DESCRIPTION: PRELIMINARY EXISTING	DATE: 18.07.2013	DRAWING NO.: 1.00	ISSUE NO.: A	SCALE: 1:250 @A3	KEYED IN DESIGN & DRAFTING MOB: 0429 390 258 / EMAIL: keyed.in@outlook.com
				DRAWING NAME: EXISTING - GROUND FLOOR PLAN			

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1 EXISTING - FIRST FLOOR PLAN
SCALE 1:250 @ A3



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				DRAWING NAME: EXISTING FIRST FLOOR PLAN			