

46 Birmingham Street Alexandria NSW

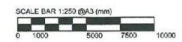
- ~ Ground floor Warehouse / Factory approx 1,200sqm.
- ~ Ground floor Office / Showroom approx 470sqm.
- ~ First floor Studio / Office approx 1,640sqm.
- ~ Numerous Roller Shutter Access.
- ~ Goods lift to first floor.
- ~ Off Street Parking via side driveway.
- ~ Good natural light.
- ~ Budget space.
- ~ 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	1640sqm
MEZZANINE FLOOR: (FLOOR SPACE)	
TOTAL FLOOR SPACE	110sqm
TOTAL GROUND & FIRST FLOOR:	3310sqm
NOTE: ALL SQM & DIMENSIONS INDICATED ARE APPROXIMATE ONLY.	

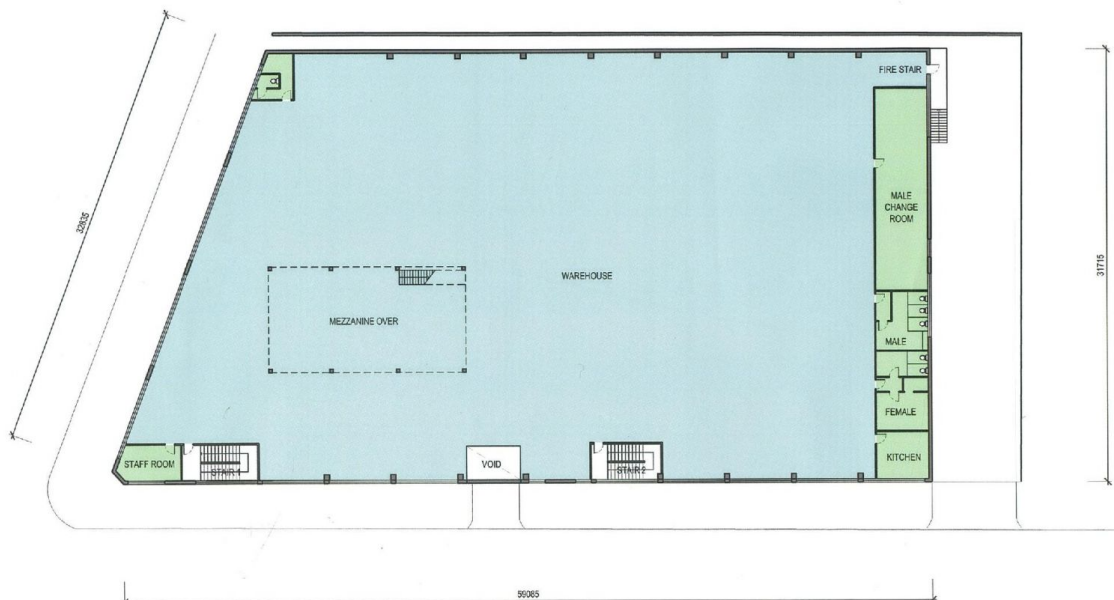


1 EXISTING - GROUND FLOOR PLAN

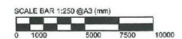


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				DRAWING NAME:			
				EXISTING - GROUND FLOOR PLAN			

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1 EXISTING - FIRST FLOOR PLAN



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				DRAWING NAME: EXISTING FIRST FLOOR PLAN			