



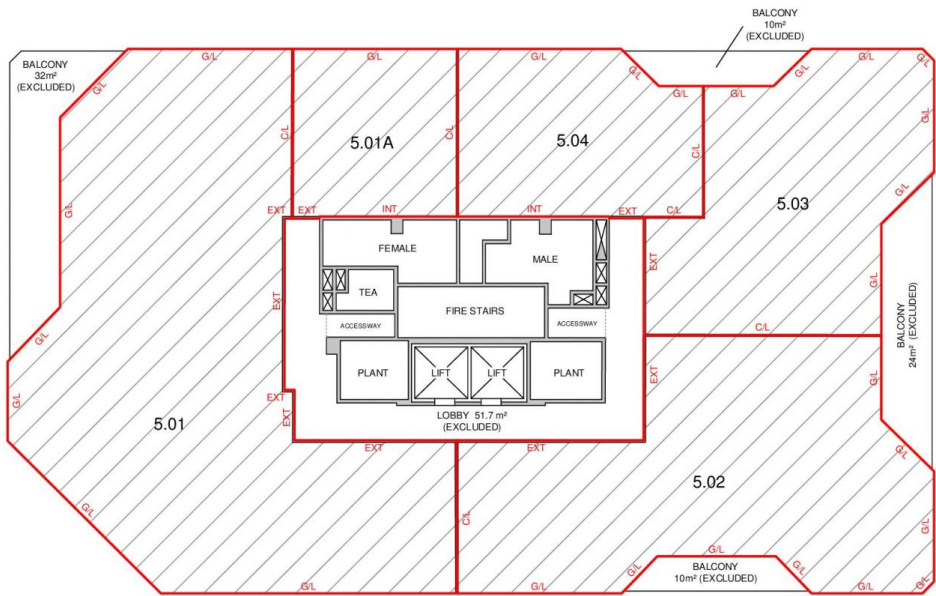
**Level 5/5.02/1753 Botany Road Botany NSW**

**4** 

- ~ Approx. 176sqm modern office located on level 5.
- ~ Full height windows provide abundant natural light and district views.
- ~ Air-conditioned offices.
- ~ On site cafe.
- ~ Budget rental and excellent incentives offered.
- ~ Located in close proximity to Port Botany container terminal with easy access to the M5 Motorway and Eastern Distributor via Foreshore Drive.

**Price** : \$55,000p.a. Gross (exGST)  
**Building Size** : 176 sqm  
**View** : <https://www.cityalliance.com.au/lease/nsw/eastern-suburbs/botany/commercial/offices/5665655>

LETTABLE AREA PLAN FOR LEVEL 5, 1753-1765 BOTANY ROAD, BANKSMEADOW, NSW



SCHEDULE OF AREAS	
LEVEL 5	
SUITE 5.01	287.7 m <sup>2</sup>
SUITE 5.01A	53.1 m <sup>2</sup>
SUITE 5.02	176.4 m <sup>2</sup>
SUITE 5.03	120.0 m <sup>2</sup>
SUITE 5.04	74.8 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>712.0 m<sup>2</sup></b>
LETTABLE AREA	
<b>METHOD OF MEASUREMENT</b>	
AREAS HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROPERTY COUNCIL OF AUSTRALIA (PCA) METHOD OF MEASUREMENT FOR LETTABLE AREA (MARCH 1997) (SURVEY DATE 31/07/2017)	
<b>GUIDELINES USED</b>	
NET LETTABLE AREA	

INT - INTERNAL FACE  
EXT - EXTERNAL FACE  
CL - CENTRELINE WALL  
GL - GLASS LINE



PLAN PREPARED FOR:  
EXELL PROPERTIES

LETTABLE AREA PLAN  
LEVEL 5, 1753-1765 BOTANY ROAD,  
BANKSMEADOW, NSW

DATE: 30/08/2017	
REF: 64404	REV: A
DRAWN: JG	CHECKED: RT
SCALE: 1:150 @ A3	SHEET: 1 of 1

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