



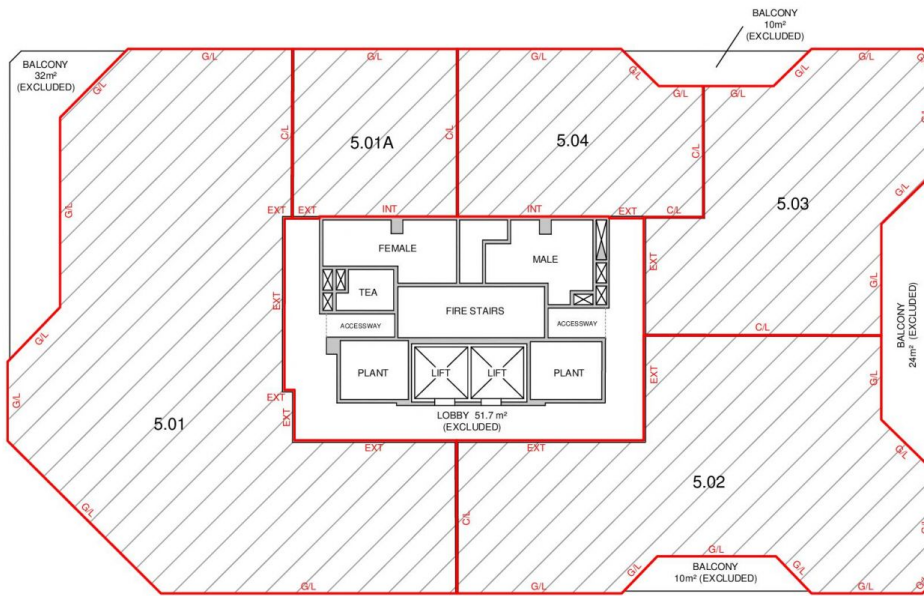
Level 5/5.02/1753 Botany Road Botany NSW

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	287.7 m ²
SUITE 5.01	287.7 m ²
SUITE 5.01A	53.1 m ²
SUITE 5.02	176.4 m ²
SUITE 5.03	120.0 m ²
SUITE 5.04	74.8 m ²

TOTAL AREA 712.0 m²

LETTABLE AREA



METHOD OF MEASUREMENT

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)

GUIDELINES USED

NET LETTABLE AREA

INT - INTERNAL FACE
EXT - EXTERNAL FACE
C/L - CENTRELINE WALL
G/L - GLASS LINE



PLAN PREPARED FOR:
EXELL PROPERTIES

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

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

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