

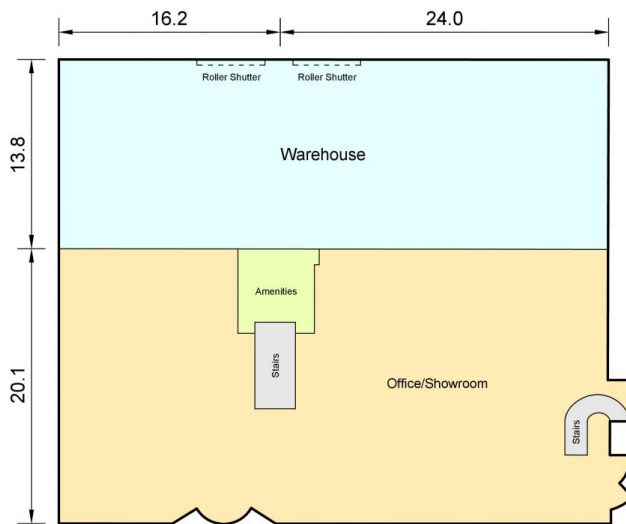


### 5/476 Gardeners Road Alexandria NSW

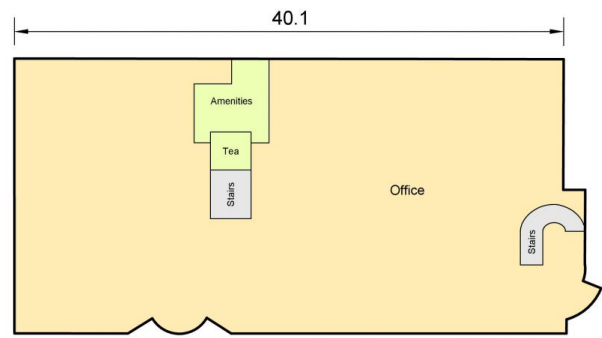
Modern office/showroom & warehouse unit with a substantial Gardeners Road frontage. The ten unit estate was strata titled in 2005. The unit features high clearance warehousing, ranging from 7.5m to 8.5m which is accessed via two container height roller shutters.

Unit 5 provides first floor office accommodation that is carpeted and air-conditioned, as well as ground floor air-conditioned showroom, which is also suitable for additional office accommodation, or R&D space. There is ample parking provided for the unit, with a total of 24 car spaces on title, including 4 spaces at the unit entrance for customers or visitors to the premises.

<b>Price</b>	: \$275/sqm Net (exGST)
<b>Building Size</b>	: 2192 sqm
<b>View</b>	: <a href="https://www.cityalliance.com.au/lease/nsw/eastern-suburbs/alexandria/commercial/industrial/5665780">https://www.cityalliance.com.au/lease/nsw/eastern-suburbs/alexandria/commercial/industrial/5665780</a>



Ground Floor



First Floor



**Disclaimer:** This plan has been prepared for marketing purposes only. Any interested party should undertake their own enquiries as to the accuracy of the information. Dimension rounding may result in area discrepancies. Areas from Michael S. Dunn survey dated July 2002.

#### Information Schedule

Warehouse	563.0 sq m	Warehouse Minimum Height	7.5 m
Ground Floor Office/Showroom	812.0 sq m	Warehouse Maximum Height	8.5 m
First Floor Office	817.4 sq m	Roller Shutter Height	5.5 m
Total Area	2192.4 sq m	Roller Shutter Width	4.9 m

Prepared for:



**Unit 5**  
Century Estate, 476-492  
Gardeners Rd, Alexandria, NSW

Date: 28/11/2019

Ref: 73623 Rev: 3

Scale: 1:250 at A3

Australia | New Zealand

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