



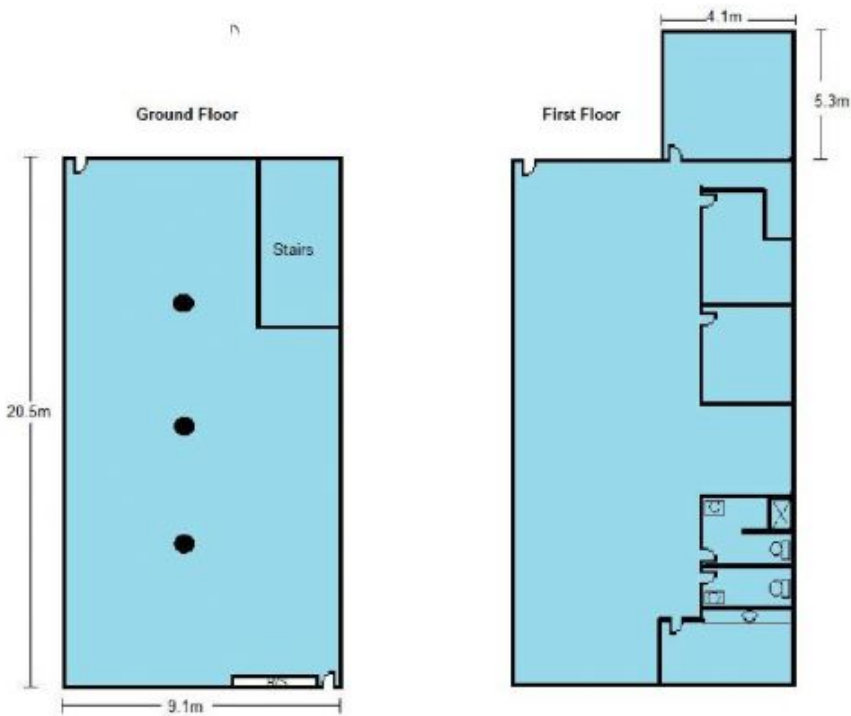
1543 Botany Road Botany NSW

- ~ Up to 2 year lease term offered.
- ~ Ground floor warehouse / storage area approx. 187sqm
- ~ First floor offices or showroom approx. 208sqm
- ~ Existing fit out includes partitioned offices & open plan area refurbished with new paint & carpet.
- ~ Separate male & female bathrooms with shower.
- ~ Large kitchen area.
- ~ 100amp power per phase.
- ~ Exposure to Botany Road with signage available.
- ~ Rear off street car parking available & yard area approx. 250sqm
- ~ Potential for live & work arrangement.
- ~ Gross rent with increases in outgoings over the base year payable.
- ~ Zone B4 Mixed Use.

Building Size : 395 sqm

View : <https://www.cityalliance.com.au/lease/nsw/eastern-suburbs/botany/commercial/industrial/6165885>

n



Information Schedule	
Land Area	555sqm
Building Area	395sqm

Disclaimer: This plan has been prepared for marketing purposes only. Interested parties should undertake their own enquiries as to the accuracy of the information. Areas are approximate and dimension rounding may result in area discrepancies. All land information taken from the Deposited Plan. Boundaries have not been defined.

Plan Prepared For:	Dunning 77 Pty Ltd
--------------------	--------------------

SITE PLAN
1543 Botany Road,
Botany, NSW 2019

Date: 3/10/2014	
Ref: 1543	Rev: A
Drawn: MS	Checked: MS
Scale: NTS	Sheet: 1 of 2