

34 O'Riordan Street Alexandria NSW

- ~ Long standing Blue Chip tenant
- ~ Four year lease remaining
- ~ Fully-leased showroom

Freestanding industrial building used as showroom and mezzanine office.

Ground Floor: 982sqm

Mezzanine : 107sqm

Total Area: 1,089sqm (approx.)

The showroom is well kept, neat and tidy. It has a wide retail shopfront with four large windows allowing for the tenant to display goods and also giving the space ample natural light.

Site Area: 1,075sqm

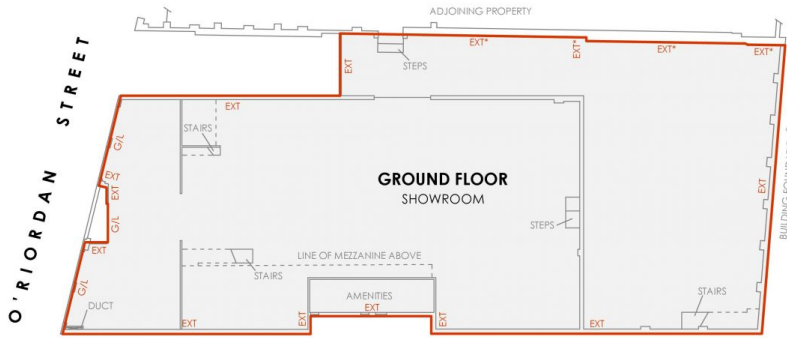
Zoning: B4 Mixed Use

Price : Expressions of Interest
Building Size : 1089 sqm
Land Size : 1075 sqm
View : <https://www.cityalliance.com.au/sale/nsw/eastern-suburbs/alexandria/commercial/showroomsbulky-goods/6249121>

NOTES:
 1. AREAS MARKED AS * INDICATE INACCESSIBLE AT TIME OF SURVEY



SCHEDULE OF AREAS	
GROUND FLOOR SHOWROOM	981.8 m ²
LEVEL 1 OFFICE	86.5 m ²
MEZZANINE	11.5 m ²
FIRE STAIRS	9.5 m ²
TOTAL AREA	1,089.3 m²



LETTABLE AREA

THE LETTABLE AREA IS SHOWN ENCLOSED BY CONTINUOUS LINES

METHOD OF MEASUREMENT

AREAS HAVE BEEN CALCULATED IN ACCORDANCE AND UNDER INTERPRETATION OF THE PROPERTY COUNCIL OF AUSTRALIA (PCA) METHOD OF MEASUREMENT FOR LETTABLE AREA (MARCH 1997)

(SURVEY DATE 10/03/2021)

GUIDELINES USED
GROSS LETTABLE AREA

ALL PARTIES USING THE AREAS EXPRESSED HEREIN, SHOULD AGREE WITH THE BOUNDARY DEFINITIONS. THIS PLAN WAS PRODUCED FOR THE CALCULATION OF FLOOR AREAS ONLY



LEGEND
 EXT - EXTERNAL FACE
 EXT* - EXTERNAL FACE OF WALL OF ADJOINING PROPERTY
 G/L - GLASS LINE
 B/S - BOTTOM STEP
 E/S - EDGE OF STAIRS
 E/F - EDGE OF FLOOR

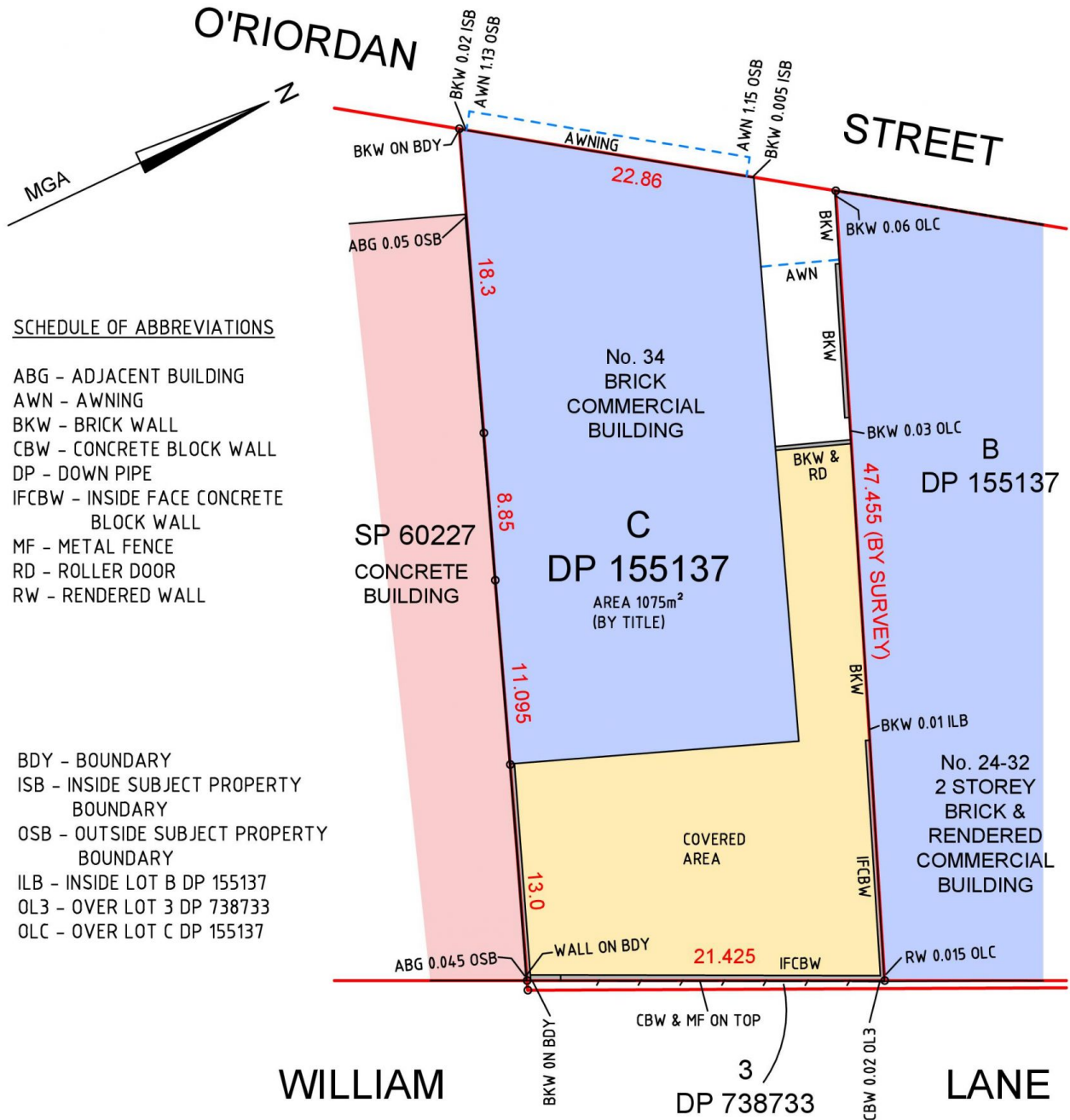
CLIENT:
CI AUSTRALIA

LETTABLE AREA PLAN
 34 O'RIORDAN STREET,
 ALEXANDRIA, NSW

DATE: 10/03/2021
 REF: 77816 REV: -
 DRAWN: GS CHECKED: DB
 SCALE: 1:250 @ A3 SHEET: 1 OF 1

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SCHEDULE OF ABBREVIATIONS

ABG - ADJACENT BUILDING
 AWN - AWNING
 BKW - BRICK WALL
 CBW - CONCRETE BLOCK WALL
 DP - DOWN PIPE
 IFCBW - INSIDE FACE CONCRETE BLOCK WALL
 MF - METAL FENCE
 RD - ROLLER DOOR
 RW - RENDERED WALL

BDY - BOUNDARY
 ISB - INSIDE SUBJECT PROPERTY BOUNDARY
 OSB - OUTSIDE SUBJECT PROPERTY BOUNDARY
 ILB - INSIDE LOT B DP 155137
 OL3 - OVER LOT 3 DP 738733
 OLC - OVER LOT C DP 155137

SPECIAL NOTE:

THERE IS A LIMITED TITLE NOTIFICATION ON THE CURRENT CERTIFICATE OF TITLE FOR THE SUBJECT LAND (LOT C IN DP 155137) AS FOLLOWS:
 "LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL".

This is the plan referred to in my report dated 09-03-2021

David McCulloch
 Registered surveyor (Surveyor ID: 125)

Disclaimer: This plan has been prepared for Identification purposes only and as such is not a new survey of the title dimensions. This plan should not be used for any other purpose other than to identify the parcel of land.

Plan Prepared for:

CI Australia Pty Ltd

Plan of Identification Survey
 Lot C IN DP 155137
 34 O'Riordan Street, Alexandria
 LGA: Sydney

Date: 09-03-2021

Ref: 77816DM Rev: -

Scale: Not to Scale

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