



### 12/2-12 Beauchamp Road Banksmeadow NSW

Available July 2024

Convenient location + excellent access

+ 1,164sqm warehouse and 308sqm office

+ 7- 8meter clearance in warehouse

+ Designated container sit down area

+ On-site manager and landscaped estate

+ Close proximity to Port Botany Container Terminal and Sydney Airport

+ Three entry / exit points from the estate

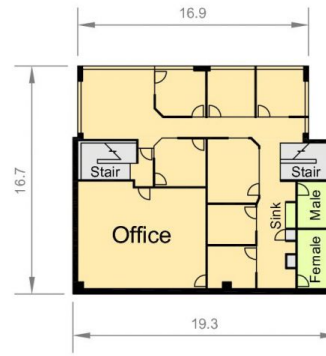
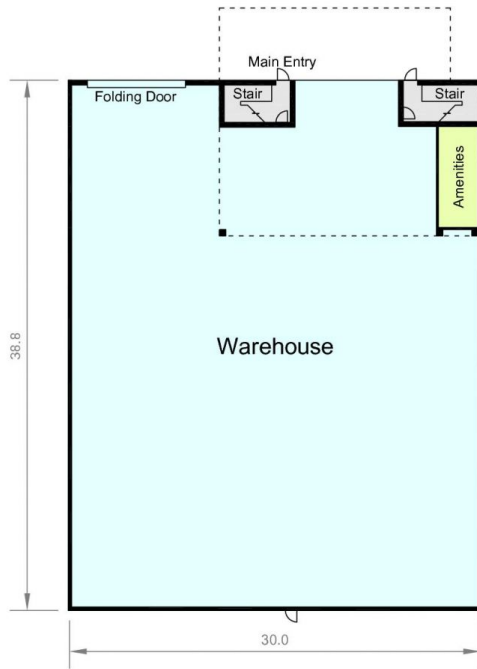
\* Estimated Outgoings: \$94,208p.a. + GST

**Price** : POA

**Building Size** : 1472 sqm

**View** : <https://www.cityalliance.com.au/lease/nsw/eastern-suburbs/banksmeadow/commercial/industrial/6424100>

# GROUND FLOOR



# FIRST FLOOR

## Information Schedule

Warehouse & Amenities	1165 m <sup>2</sup>
First Floor Office & Amenities	310 m <sup>2</sup>
<b>Total Area</b>	<b>1475 m<sup>2</sup></b>
Warehouse Maximum Height	8.5 m
Warehouse Minimum Height	7.0 m
Folding Door Height	5.1 m
Folding Door Width	7.1 m

**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 from K. Brown & T. M. Austin survey dated 28th April 1998 Ref No: 4085.

Plan prepared for:



**UNIT 12 - Partitions**  
2 - 12 Beauchamp Road,  
BOTANY, NSW

Date: 27/02/2003

Ref: 21112 Issue: A

Scale: 1:250 at A3

Plan Prepared by:

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McPherson Street

McPherson Street



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**Site Plan**  
2 - 12 Beauchamp Road,  
BOTANY, NSW

Date: 25/03/2003

Ref: 21164KN Issue: A

Scale: 1:1000 at A3

Plan Prepared by:

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