

10-12 Girawah Place Matraville NSW

New Work Pods - Ready for Occupation

Ground Floor: 27.9sqm

Mezzanine: 21.6sqm

A quality industrial unit offering functional warehousing with walk up mezzanine. Benefits include: wide driveways, undercover loading and easy access around the estate.

- * 3m wide x 2.85m high motorised roller shutter door.
- * Kitchenette with hot & cold water.
- * CCTV Cameras and Alarm System installed.
- * Designated communal loading zone with combined wash bay.

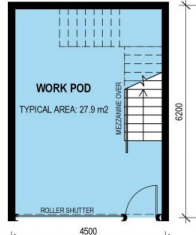
These ground level units allow occupants to combine work-space and storage needs in a single modern and functional work cell. Designed on a grid of 4.5m wide by 6m deep to comfortably accommodate a motor vehicle. These

Price : POA
Building Size : 49.5 sqm
View : <https://www.cityalliance.com.au/lease/nsw/eastern-suburbs/matraville/commercial/industrial/6945596>

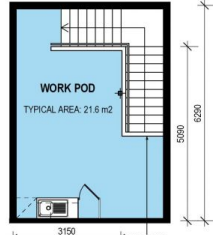
WORK PODS UNIT TYPE 03

UNITS: 30, 32, 34, 36, 39, 41, 43, 45

TYPICAL AREA: 49.5 m²



1 GROUND FLOOR PLAN

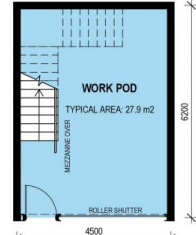


2 GROUND FLOOR MEZZANINE PLAN

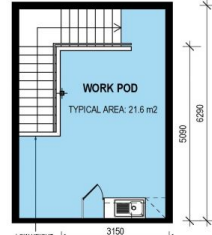
WORK PODS UNIT TYPE 04 MIRROR OF TYPE 03

UNITS: 29, 31, 33, 35, 40, 42, 44, 46

TYPICAL AREA: 49.5 m²



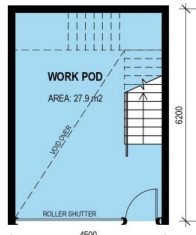
3 GROUND FLOOR PLAN



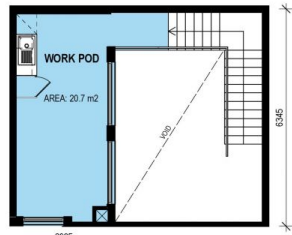
4 GROUND FLOOR MEZZANINE PLAN

WORK PODS UNIT 28

AREA: 48.6 m²



5 GROUND FLOOR PLAN



6 GROUND FLOOR MEZZANINE PLAN

DISCLAIMER
THIS LAYOUT PLAN WAS PRODUCED PRIOR TO CONSTRUCTION. THE INFORMATION BELIEVED TO BE CORRECT BUT NOT GUARANTEED. ANY CHANGES MADE DURING CONSTRUCTION AND CHANGING ASIAL FITTINGS, FINISHES AND COMPONENTS ARE SUBJECT TO CHANGE WITHOUT NOTICE IN ACCORDANCE WITH THE PROVISIONS OF THE CONTRACT FOR SALE. THE PURCHASER AND PURCHASERS AGENT SHALL NOT BE RESPONSIBLE FOR ANY SALE AND PURCHASERS SHALL BE RESPONSIBLE TO THEIR CONTRACT FOR SALE FOR THE LIST OF REVISIONS. THE POSITION OF THE UTILITIES AND JURISDICTION SHOULD NOT BE TAKEN TO BE INDICATIVE OF FINAL POSITIONS OF POWER, GAS, WATER, TELEPHONE AND CABLES. PURCHASERS MUST RELY ON THEIR OWN EXPERTS. ALL SERVICES NOT SHOWN ON THIS LAYOUT PLAN ARE NOT SHOWN. THE LAYOUT PLAN IS A GENERAL GUIDE ONLY. ALL SERVICES NOT SHOWN ON THIS LAYOUT PLAN ARE NOT SHOWN.

Rev.	Date	Issued By	Revision Notes
A	6/7/20	AH	PRELIMINARY CLIENT REVIEW
B	15/7/20	AH	CLIENT REVIEW
C	14/8/20	AH	CLIENT REVIEW
D	19/8/20	AH	FOR MARKETING
E	19/8/20	AH	FOR MARKETING
F	9/12/21	AR	FOR MARKETING

AREA LEGEND	WORK PODS
AMENITIES	WORK PODS
DRIVEWAY/LOADING	WAREHOUSE
ELECTROCOMMS	WASTE ROOM
MINI WAREHOUSE	CLEANERS ROOM



NOTE: AREAS HAVE BEEN MEASURED ACCORDING TO PROPERTY COUNCIL OF AUSTRALIA GROSS LETTABLE AREA (GLA) GUIDELINES.

Project: PROPOSED COMMERCIAL PREMISES AT 10-12 GRANHAM PLACE (LOT 5 & 6, 1901 BOTANY ROAD MATRIVILLE 2036)

Client: SPIRECORP

Drawing Name: UNITS - WORK PODS - SHEET 1

Job Number: 1901

Scale: 1:100 @ A3

Plot Date: 5/12/21
Drawn By: AH

Drawing Status: FOR MARKETING

Drawing No: M09
Revision: F

Plot Date: 5/12/21
Drawing No: M09
Revision: F