



2 & 3/5-15 Epsom Road Rosebery NSW

24 

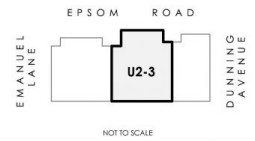
- ~ Total Area 2,686sqm
- ~ Ground Floor Warehouse: 1,422sqm
- ~ Ground Floor Office/Showroom: 545sqm
- ~ First Floor Office: 720sqm
- ~ Can be split into two units of 1,345sqm (7,11sqm warehouse, 630sqm office)
- ~ Main road exposure with exceptional signage opportunities (STCA)
- ~ Container height roller door access
- ~ Clear-span warehouse
- ~ Existing ground floor showroom area
- ~ First floor office flooded with natural light
- ~ On-site car parking for 24 cars
- ~ Dual driveway access
- ~ Access for 20 foot and 40 foot containers
- ~ Green Square train station 550m

Price : POA
Building Size : 2686 sqm
View : <https://www.cityalliance.com.au/lease/nsw/eastern-suburbs/rosebery/commercial/industrial/7170963>

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



LOCATION PLAN



SCHEDULE OF AREAS

UNITS 2-3	
GROUND FLOOR	
WAREHOUSE	1,422.1m ²
SHOWROOM	544.5m ²
FIRST FLOOR	
OFFICE	720.2m ²
TOTAL AREA	2,686.8m²

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 (2008)

(SURVEY DATE 23/06/2022)

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
C/L - CENTRELINE WALL
G/L - GLASS LINE

CLIENT:

SANS GROUP

LETTABLE AREA PLAN
UNITS 2-3, 5-15 EPSOM ROAD,
ROSEBERY, NSW

DATE: 03/08/2022

REF: 82774

DRAWN: AH

SCALE: 1:300 @ A3

REV: 1

CHECKED: A

SHEET: 1 OF 1

Australia | New Zealand

REALSERVE
Start confident.

Building Measurement Specialist
Consulting Land Surveyors
3D Laser Scanning
ph. 02 9629 9377
www.realserve.com.au