



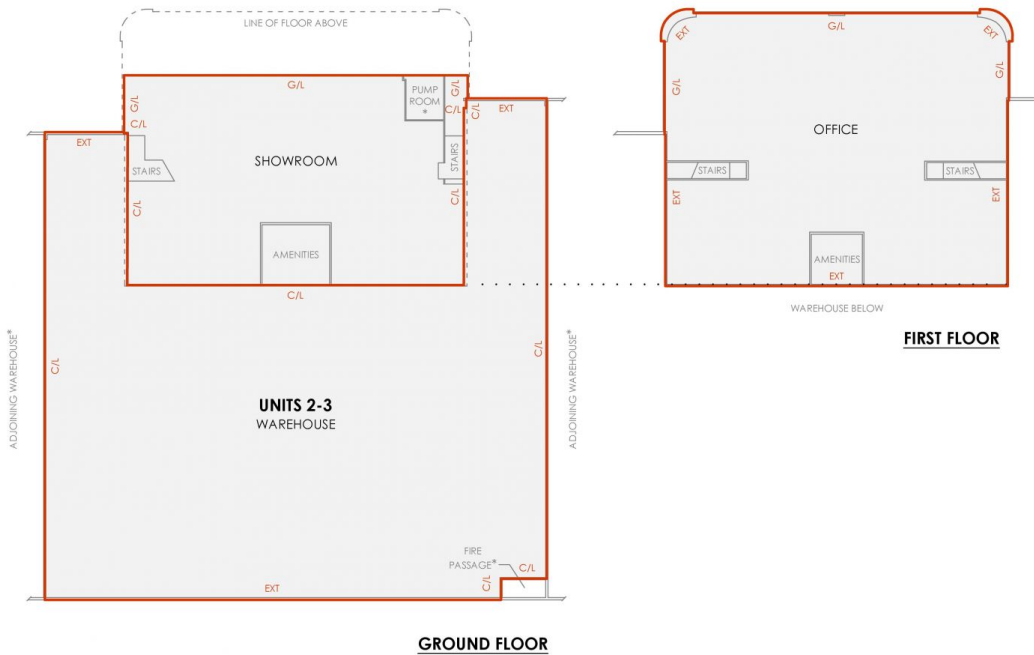
**2 & 3/5-15 Epsom Road Rosebery NSW**

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



**SCHEDULE OF AREAS**

UNITS 2-3 GROUND FLOOR	
WAREHOUSE	1,422.1 m <sup>2</sup>
SHOWROOM	544.5 m <sup>2</sup>
FIRST FLOOR	
OFFICE	720.2 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>2,686.8 m<sup>2</sup></b>

**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

<p>CLIENT:</p> <p><b>SANS GROUP</b></p>	<p><b>LETTABLE AREA PLAN</b>          UNITS 2-3, 5-15 EPSOM ROAD,          ROSEBERY, NSW</p>	<p>DATE: 03/08/2022</p> <p>REF: 82774    REV: A</p> <p>DRAWN: AH    CHECKED: BL</p> <p>SCALE: 1:300 @ A3    SHEET: 1 OF 1</p>	<p>Australia   New Zealand</p> <p><b>REALSERVE</b></p> <p>Start confident.</p> <p style="text-align: right;">Building Measurement Specialist          Consulting Land Surveyors          3D Laser Scanning  <b>ph. 02 9629 9377</b>  <a href="http://www.realserve.com.au">www.realserve.com.au</a></p>
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