




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

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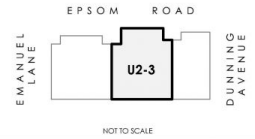
- ~ Total Area 1,360sqm
- ~ Ground Floor Warehouse: 633sqm
- ~ Ground Floor Office/Showroom: 362sqm
- ~ First Floor Office: 365sqm
- ~ Main road exposure with exceptional signage opportunities (STCA)
- ~ Container height roller door access
- ~ Clear-span warehouse
- ~ Existing ground floor showroom area
- ~ First floor office flooded with natural light
- ~ On-site car parking for 12 cars
- ~ Dual driveway access
- ~ Access for 20 foot and 40 foot containers
- ~ Green Square train station 550m

**Price** : POA  
**Building Size** : 1360 sqm  
**View** : <https://www.cityalliance.com.au/lease/nsw/eastern-suburbs/rosebery/commercial/industrial/7185443>

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 <sup>2</sup>
SHOWROOM	544.5m <sup>2</sup>
FIRST FLOOR	
OFFICE	720.2m <sup>2</sup>
<b>TOTAL AREA</b>	<b>2,686.8m<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

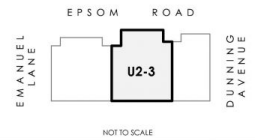
#### GROUND FLOOR

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