



SCHEDULE OF AREAS	
UNIT 1	
WAREHOUSE	1,134.3 m <sup>2</sup>
OFFICE	147.4 m <sup>2</sup>
TOTAL UNIT 1	1,281.7 m <sup>2</sup>
UNIT 1A	
ENTRY	18.0 m <sup>2</sup>
STUDIO	433.2 m <sup>2</sup>
TOTAL UNIT 1A	481.2 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>1,732.9 m<sup>2</sup></b>
LETTABLE AREA	

**METHOD OF MEASUREMENT**  
 AREAS HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROPERTY COURSE OF AUSTRALIA (DMA METHOD) OF MEASUREMENT FOR LETTABLE AREA (MARCH 1997)  
(SURVEY DATE: 11/03/2016)

**GUIDELINES USED**  
 GROSS LETTABLE AREA

0 2 4 6 8 10

FIRST FLOOR

- INT - INTERNAL FACE
- EXT - EXTERNAL FACE
- CL - CENTRELINE WALL
- GL - GLASS LINE
- EF - EDGE OF FLOOR
- ES - EDGE OF STAIRS
- BS - BOTTOM STEP

**, Frenchs Forest NSW 2086**

**SUPERB OFFICE SPACE IN EXCELLENT LOCATION**

Situated close to the intersection of Warringah Road Allambie Road. The property offers easy access to the city and surrounding suburbs.

First floor open plan Office / Studio, some of the features include:

- Plenty of natural light
- Ground floor reception,
- Staff room including shower
- Undercover parking for 2 cars and 12 open air car parks directly opposite suite one.

Suitable for many uses.

Offices  
 FOR LEASE  
 Contact Agent  
 451sqm



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