



Warehouse

Warehouse

- Concrete floor
- Concrete intertenancy walls
- Aluminium framed glass entry door
- Motorised roller shutter door
- LED High-bay lighting
- 2 x Remotes programmed for lift and entry roller doors
- 2 x GPO's

Amenities - Kitchenette

- Kitchenette with provision for fridge
- Tile Splashback
- Single sink with hot & cold mixer tap
- Under-bench cupboards with hot water unit

Amenities - Bathroom

- Ambulant toilets
- Mechanical ventilation and lighting
- Floor tiles
- Hand basin with hot & cold mixer tap
- Mirror and shaving cabinet
- Shower with shelf, and hot & cold mixer tap

Electrical & Mechanical

- 63-amp single-phase supply with distribution board
- NBN connection to premises
- Water connection with meter
- Illuminated exit signs and emergency lighting

Mezzanine Office

- Fully enclosed mezzanine office
- Concrete stairs with galvanised handrails
- Air-conditioning unit (condensers located on external warehouse façade)
- Carpet tiles on suspended concrete slab
- Suspended ceiling tiles
- Powder-coated window frames
- 2 x GPOs and data ports

Services

- Mains water, sewerage and electricity
- Fire hydrants and/or hose reels (where required)
- Fully sprinklered building

Common Areas

- Concrete driveways
- 24 / 7 CCTV for site surveillance
- External lighting
- Lockable Letterboxes in common area
- Landscaping to all street frontages
- Car parking and lift access
- Common DDA bathroom on Ground Level

Note: The vendor may at any time and without reference alter any finish specified in this Schedule of Finishes to the Lot or Common Property to another of comparable or similar quality.