

# For Lease

86-88 Bathurst Road ORANGE

## HIGHWAY FRONTAGE OFFICE/SHOWROOM

Orange is the largest urban area in Central West New South Wales, population circa 42,500.

The diversified regional economy of Orange is centred on mining, health services and government administration.

### Location

Situated on the southern side of Bathurst Road approximately 1.3 kilometres south-east of Orange CBD.

### Description

Showroom, offices & warehouse with highway frontage  
Flexible floor plan layout  
Disabled access and amenities  
Reverse cycle air-conditioning  
Signage opportunities to highway frontage  
Rear access and parking for 10 cars & hardstand

Warehouse Lighting: Fluorescent  
Roller Door Height: 3.50 metres  
Air-conditioned Showroom: Yes  
Parking: 10 on-site car parks

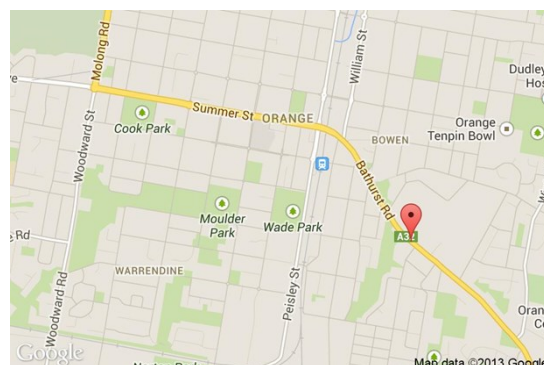
Showroom Offices Amenities m <sup>2</sup>	W'hse m <sup>2</sup>	Other m <sup>2</sup>	Total Bldg m <sup>2</sup>	Rent (Ex GST) \$pa	\$/m <sup>2</sup>	Net/ Gross
510	255	12	776	\$85,476	\$110	Net

### Site Details

**Land Area:** 2,757 sqm  
**Zoning:** B6 Enterprise Corridor

### For more information please contact

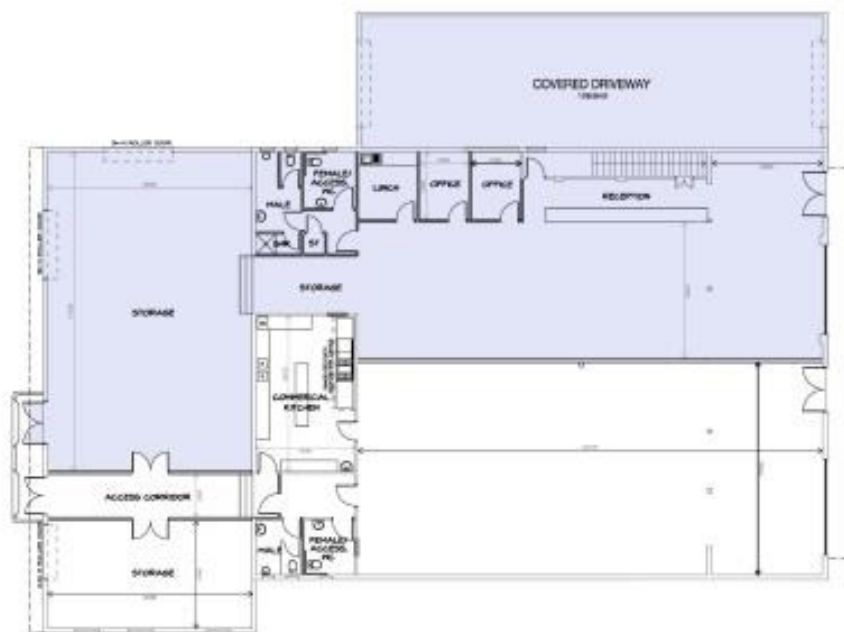
Nigel Staniforth                      David Hall  
0401 279 795                              0429 656 101



  
**BENCHMARK**  
COMMERCIAL

194B Lords Place, Orange NSW 2800

Telephone: (02) 63 62 5988  
Email: sales@bmpa.com.au  
Web: www.bmpa.com.au



GROUND FLOOR PLAN



FIRST FLOOR PLAN