

For Lease

239 Summer Street ORANGE

PRIME RETAIL POSITION

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 in the heart of the Orange CBD on the main retail strip close to two shopping centres and a number of national traders.

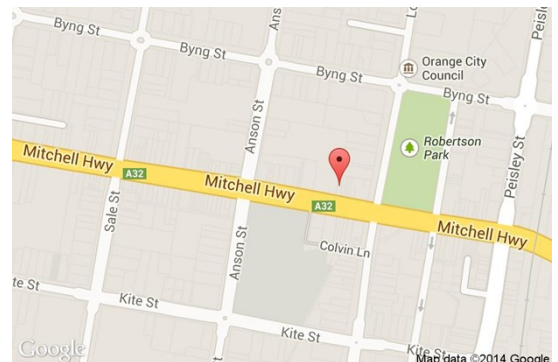
Description

Well presented first floor shop in prime retail position
Glass ground floor entry point with lift or stairs to 1st floor
Reverse cycle air-conditioning
Security alarm system
Amenities & kitchenette
Rear access for deliveries

Retail Frontage: 4.29 metres
Amenities: Unisex
Ceiling: Grid
Lighting: Fluorescent
Air Conditioning: Yes

Parking: Close to public car parking

Zoning: B3 Commercial Core



Tenancy	Area m ²	Rent (Ex GST)		Net/Gross
		\$pa	\$/m ²	
Level One	277	\$48,475	\$175	Net

For more information please contact

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BENCHMARK
COMMERCIAL

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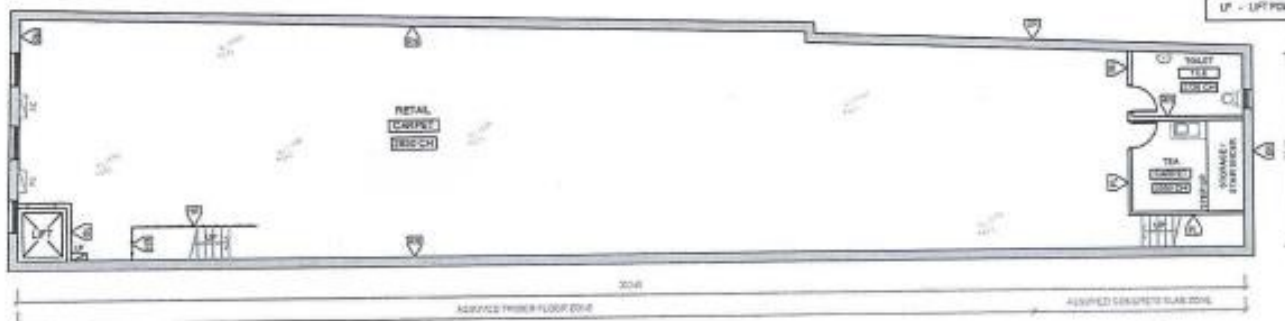
CONDITION NOTES:

DATUM ARRANG.
PROPERTY IS SERVICED BY SPLIT CYCLE AC UNITS
ON LEVEL 1 AND DUCTED AC ON GROUND FLOOR.
ALL FLOOR FINISHES SHOW SIGNS OF WEAR AND
TEAR TYPICAL OF OLDER BUILDING.
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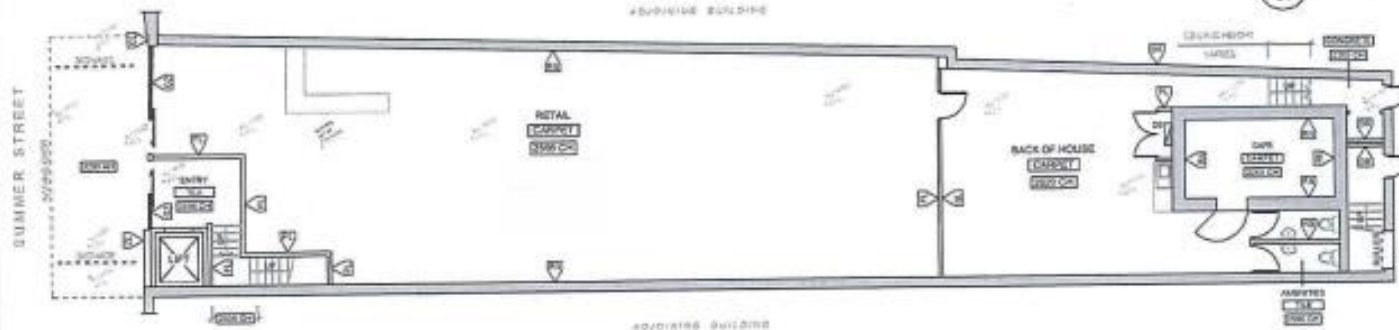


WALL TYPE SCHEDULE

- PL - PLASTER BOARD
- NL - WALL NOT LINED
- BR - BRICK
- GL - GLAZING
- CL - CLADDING
- HR - HAND RAIL
- GL - GLASS LIFT
- CR - CONCRETE / BRICK PENETRATED
- DS - DISTRIBUTION BOARD
- LP - LIFT POWER BOARD



02 LEVEL 1 FLOOR PLAN



01 GROUND FLOOR PLAN

Disclaimer: All sizes are approximate and structural loading may result in area discrepancies.

REV	DATE	COMMENTS	DIMENSIONS	CLIENT	SCALE	PROJECT	SYDNEY	MELBOURNE	BUSINESS	ADDRESS	PHONE
	30/10/14	TRAP SEAL	Use Imperial Dimensions, DO NOT SCALE. Check all dimensions on site before construction if not set.	EXISTING CONDITIONS	1:125	0455					
				235 SUMMER STREET, ORANGE, NSW							

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