

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.

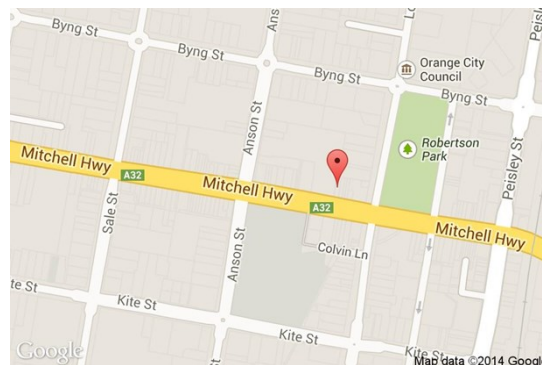
Description

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: E2 Commercial Centre



Tenancy	Area m ²	Rent (Ex GST)		Net/Gross
		\$pa	\$/m ²	
Level One	277	\$55,400	\$200	Net

For more information please contact

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BENCHMARK
COMMERCIAL

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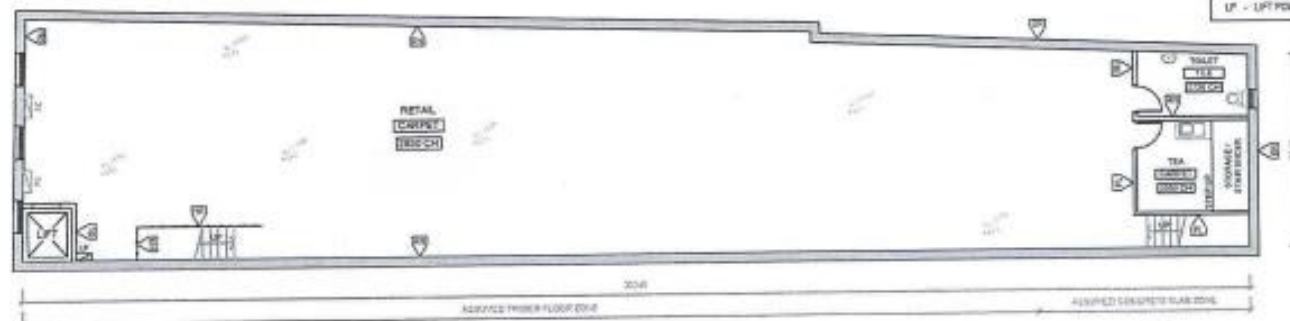
ALL AREAS AND FIGURES APPROX. ONLY. All precaution has been taken to establish the accuracy of the information contained in this brochure. It does not, however, constitute any representation by the Vendor or Agent.

CONDITION NOTES:

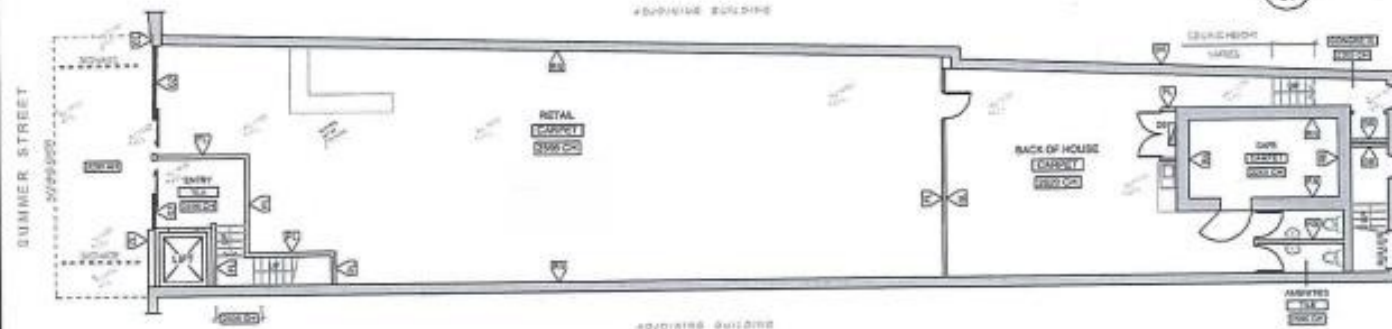
DATUM ASSAID.
PROPERTY IS SERVICED BY SPLIT CYCLE AC UNITS
ON LEVEL 1 AND DUCTED AC ON GROUND FLOOR.
ALL FLOOR FINISHES SHOW SIGNS OF WEAR AND
TEAR TYPICAL OF OLDER BUILDING.
ALL CEILING SHOW SIGNS OF WEAR AND TEAR
TYPICAL OF OLDER BUILDING.

WALL TYPE SCHEDULE

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



02 LEVEL 1 FLOOR PLAN



01 GROUND FLOOR PLAN

Disclaimer: All data are approximate and dimensions existing may vary in area discrepancies.

REV	DATE	COMMENTS	DIMENSIONS	EXISTING CONDITIONS	CLIENT	SCALE	AREA	SYDNEY	REALSERVE	REAL ESTATE PLANS & SURVEYS	CONTACT
001	20/10/14	ISSUED	Use of the Scale: 1:125 Dimensions on the plan are approximate and may vary in area discrepancies.	239 SUMMER STREET, ORANGE, NSW	TJ	1:125	04508	04508	04508	04508	04508
002	24/11/2014	1/2	A3								