

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.

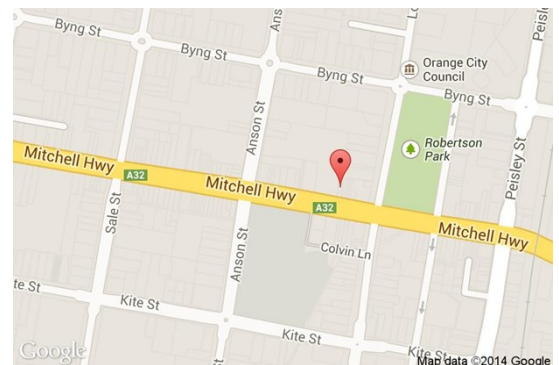
Description

Well-presented tenancies in prime retail position
Ground floor (254sqm) and first floor (277sqm) available separately or as a whole
Glass ground floor entry point with lift or stairs to 1st floor
Reverse cycle air-conditioning
Security alarm system
Amenities & kitchenette at rear of each floor
Rear access for deliveries

Retail Frontage: 8.63 metres
Amenities: Separate Male & Female
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

Nigel Staniforth
0401 279 795

David Hall
0429 656 101



BENCHMARK
COMMERCIAL

194B Lords Place, Orange NSW 2800

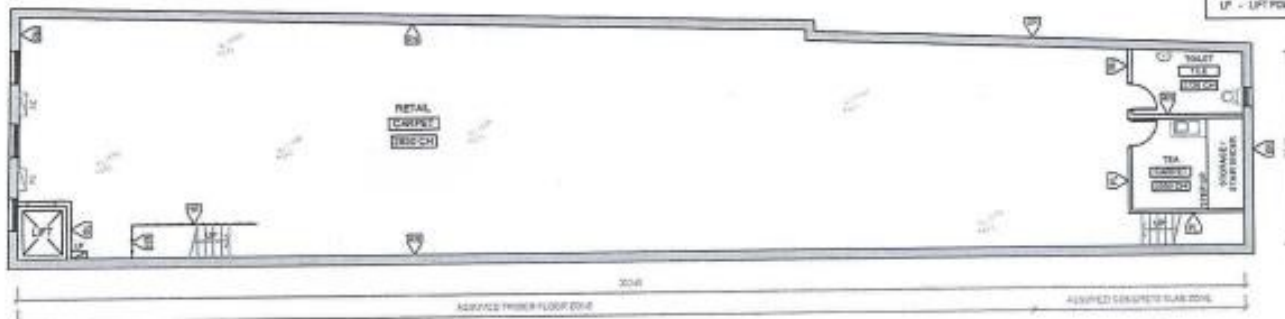
Telephone: (02) 63 62 5988
Email: sales@bmpa.com.au
Web: www.bmpa.com.au

CONDITION NOTES:

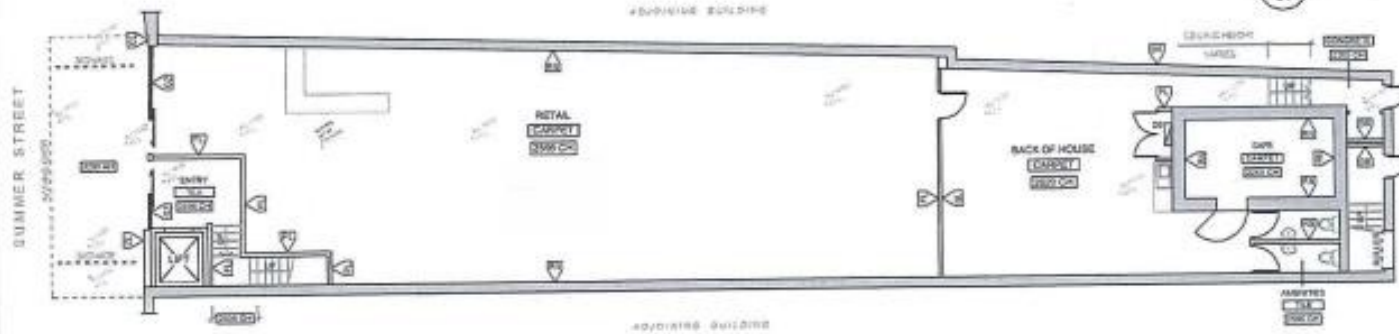
DATUM ARRANG.
PROPERTY IS SERVICED BY SPLIT CYCLE AC UNITS
ON LEVEL 1 AND DUCTED AC ON GROUND FLOOR.
ALL FLOOR FINISHES SHOW SIGNS OF WEAR AND
TEAR TYPICAL OF OLDER BUILDING.
ALL CEILING SHOW SIGNS OF WEAR AND TEAR
TYPICAL OF OLDER BUILDING

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 data are approximate and therefore building may vary in area discrepancies.

REV	DATE	COMMENTS	DIMENSIONS	CLIENT	DATE	SCALE	PROJECT	SYDNEY	MELBOURNE	BIRMINGHAM	ADVERTISING	PHONE
	30/10/14	TRAP SEAL	Use Imperial Dimensions, DO NOT SCALE. Check all dimensions on site before construction if not set.	EXISTING CONDITIONS 235 SUMMER STREET, ORANGE, NSW	TJ	1:125	0455	REALSERVE				P 02 9629 9277 F 02 9475 5656
					24/11/2014	1:2	A3	Real Estate Plans & Surveys				www.realserve.com.au