

# 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.

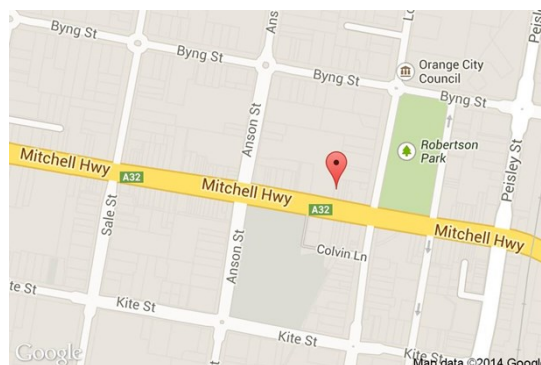
## Description

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

## For more information please contact

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David Hall  
0429 656 101



**BENCHMARK**  
COMMERCIAL

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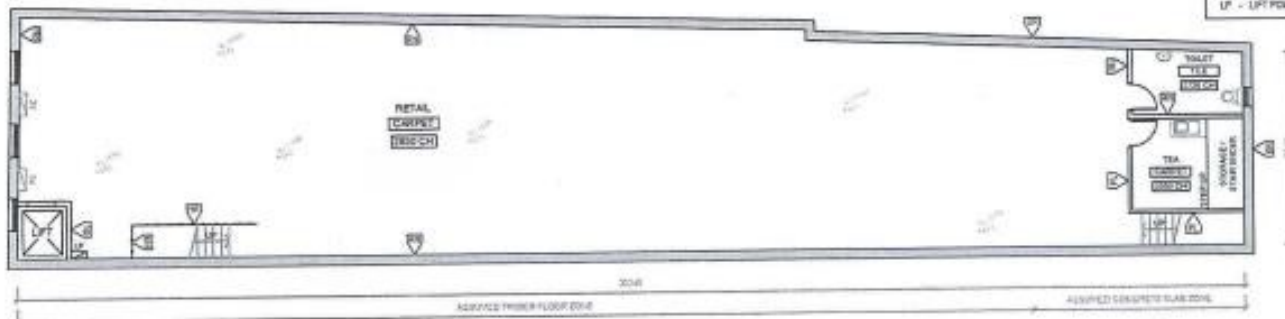
**CONDITION NOTES:**

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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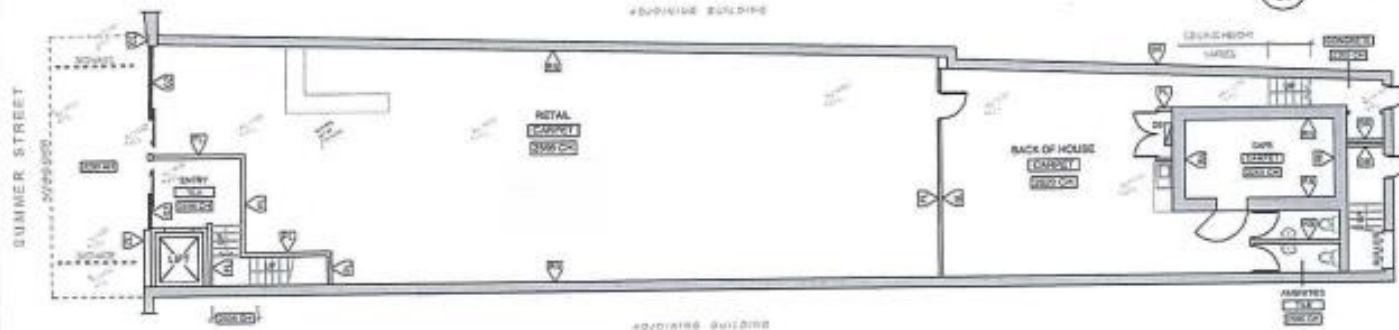


**WALL TYPE SCHEDULE**

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

REV	DATE	COMMENTS	DIMENSIONS	CLIENT	SCALE	DATE	PROJECT	SYDNEY	MELBOURNE	BUSINESS	ADDRESS	PHONE
01	20/10/14	TRAP SEAL	Use Imperial Dimensions, DO NOT SCALE. Check all dimensions on site before construction if not set.	EXISTING CONDITIONS	1:125	04/08	230 SUMMER STREET, ORANGE, NSW	REALSERVE			P 02 9629 9277	F 02 9475 5656
								Real Estate Plans & Surveys				www.realserve.com.au