

For Lease

171 Lords Place ORANGE

HIGH EXPOSURE CBD CORNER

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 North Western corner of Lords Place and Kite Street in the heart of the Orange CBD

Description

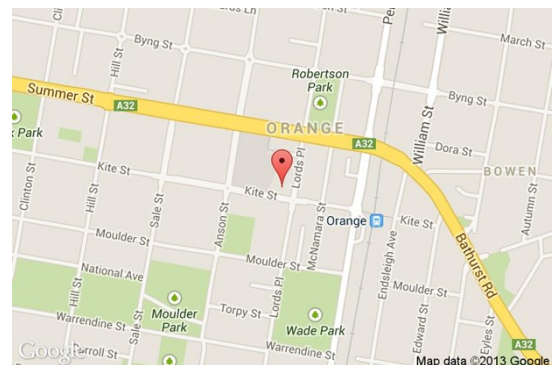
Excellent position on busy CBD corner next to an established pharmacy and surrounded by cafe's offices and retail shops. Exceptional natural light with floor to ceiling windows to each street frontage.

Ducted reverse cycle air-conditioning.

Shared use of common area amenities and lunch room.

Parking: 1 undercover secure car space included

Zoning: E2 Commercial Centre



Tenancy	Area m ²	Rent (Ex GST)		Net/Gross
		\$pa	\$/m ²	
Ground Floor, Shop 1A	350	\$140,000	\$400	Gross

For more information please contact

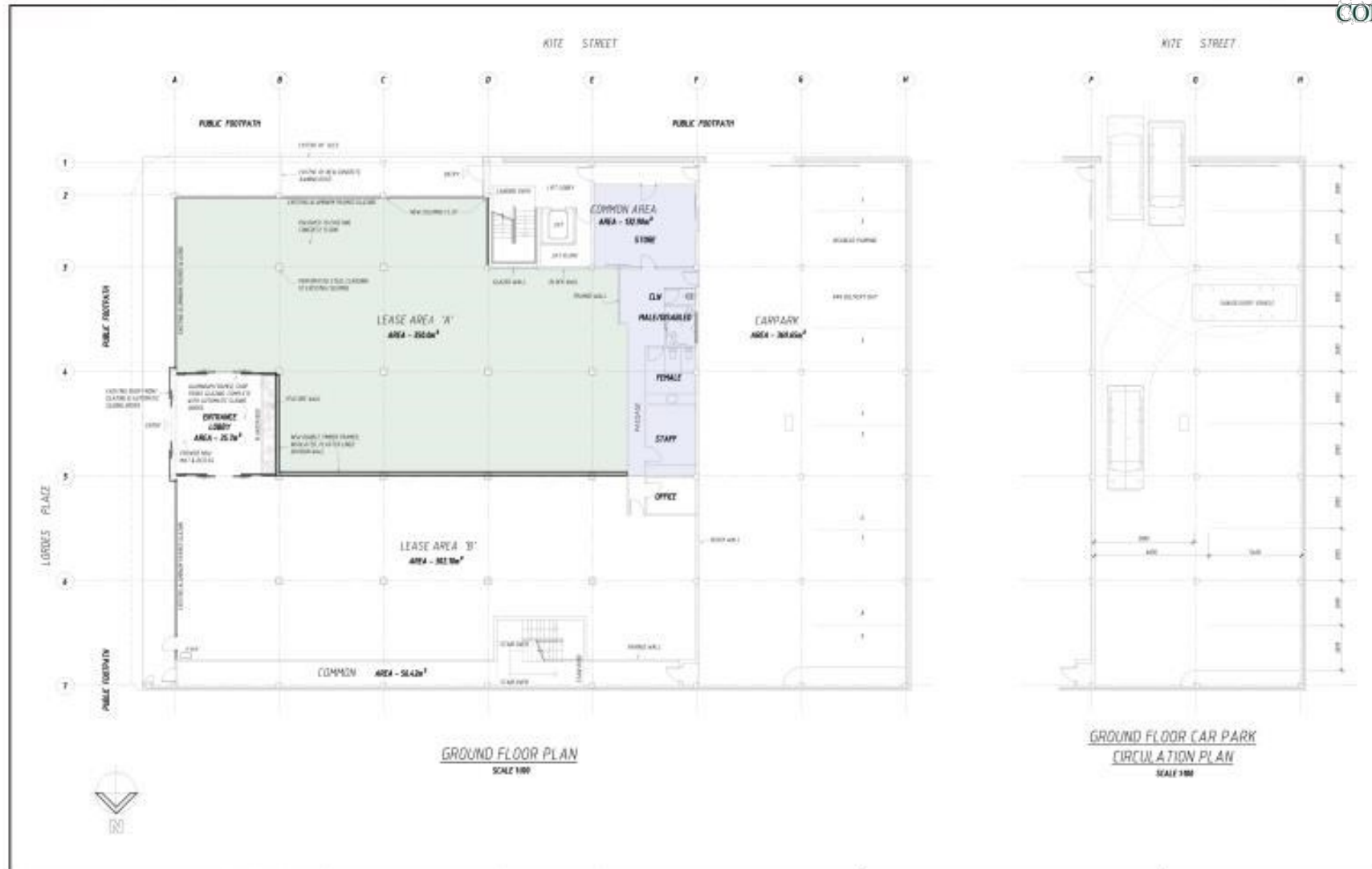
David Hall
0429 656 101

Nigel Staniforth
0401 279 795



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
SCALE 1/50

GROUND FLOOR CAR PARK CIRCULATION PLAN
SCALE 1/50

<table border="1"> <tr> <td>APPROVAL</td> <td>DATE</td> <td>BY</td> </tr> <tr> <td>DESIGNER</td> <td>20/03/2024</td> <td>AS</td> </tr> <tr> <td>CHECKER</td> <td>20/03/2024</td> <td>AS</td> </tr> <tr> <td>DATE</td> <td>20/03/2024</td> <td>AS</td> </tr> </table>	APPROVAL	DATE	BY	DESIGNER	20/03/2024	AS	CHECKER	20/03/2024	AS	DATE	20/03/2024	AS		<p>DO NOT SCALE</p> <p>Notes: This plan is for information only and is not a contract document. It is subject to the terms and conditions of the contract. It is not to be used for any other purpose without the written consent of the architect.</p>	<p>SARAN ENGINEERS & MANAGERS</p> <p>Unit 3, 9 Gateway Crescent, Orange, NSW 2800 P.O. Box 8401, Orange, NSW 2800</p>	<p>Project: 171 LORDS PLACE, ORANGE, NSW 2800</p> <p>The PLAN - SUB-DIVISION OF GROUND FLOOR</p>	<table border="1"> <tr> <td>Drawn</td> <td>Checked</td> <td>Designed</td> <td>Approved</td> </tr> <tr> <td>AS</td> <td>AS</td> <td>AS</td> <td>AS</td> </tr> <tr> <td>Date</td> <td>Date</td> <td>Date</td> <td>Date</td> </tr> <tr> <td>20/03/2024</td> <td>20/03/2024</td> <td>20/03/2024</td> <td>20/03/2024</td> </tr> <tr> <td colspan="2">Drawing No: 32055 - A12</td> <td colspan="2">Rev: B A1</td> </tr> </table>	Drawn	Checked	Designed	Approved	AS	AS	AS	AS	Date	Date	Date	Date	20/03/2024	20/03/2024	20/03/2024	20/03/2024	Drawing No: 32055 - A12		Rev: B A1	
APPROVAL	DATE	BY																																			
DESIGNER	20/03/2024	AS																																			
CHECKER	20/03/2024	AS																																			
DATE	20/03/2024	AS																																			
Drawn	Checked	Designed	Approved																																		
AS	AS	AS	AS																																		
Date	Date	Date	Date																																		
20/03/2024	20/03/2024	20/03/2024	20/03/2024																																		
Drawing No: 32055 - A12		Rev: B A1																																			