

# 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

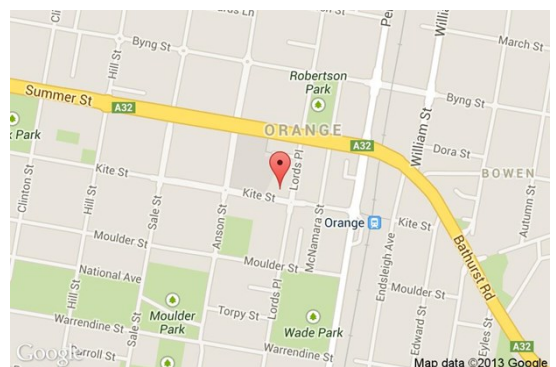
Zoning: E2 Commercial Centre

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

## For more information please contact

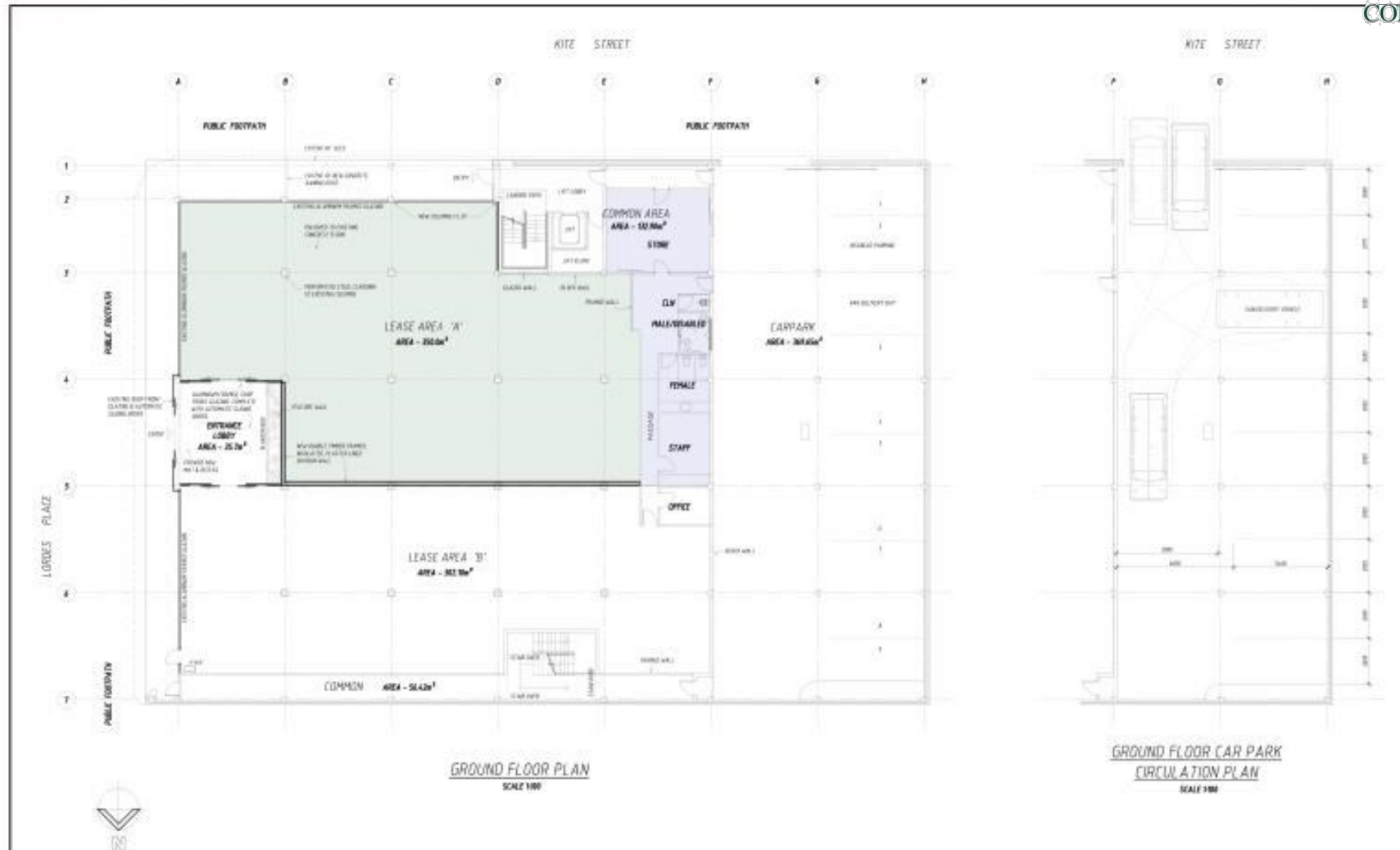
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**GROUND FLOOR PLAN**  
SCALE 1:50

**GROUND FLOOR CAR PARK CIRCULATION PLAN**  
SCALE 1:50

<table border="1"> <tr> <td>APPROVED FOR SUBMISSION</td> <td>DATE</td> <td>BY</td> </tr> <tr> <td>DESIGNED FOR APPROVAL</td> <td>DATE</td> <td>BY</td> </tr> <tr> <td>DATE</td> <td>BY</td> <td>BY</td> </tr> </table>	APPROVED FOR SUBMISSION	DATE	BY	DESIGNED FOR APPROVAL	DATE	BY	DATE	BY	BY	<p>0 100 200 300 400 500mm SCALE 1:50 (AS SHOWN)</p>	<p><b>DO NOT SCALE</b></p> <p>Notes: This plan is for information only and does not constitute a contract. It is subject to the conditions of the contract and the relevant legislation. It is not to be used for any other purpose without the written consent of the architect.</p>	<p><b>SARAN</b> ENGINEERS &amp; ARCHITECTS</p> <p>Unit 3, 9 Gateway Crescent, Orange, NSW 2800 P.O. Box 8401, Orange, NSW 2800</p>	<p>Project: <b>171 LORDS PLACE, ORANGE, NSW 2800</b></p> <p>The <b>PLAN - SUB-DIVISION OF GROUND FLOOR</b></p>	<table border="1"> <tr> <td>Drawn</td> <td>Checked</td> <td>Designed</td> <td>Approved</td> </tr> <tr> <td>DATE</td> <td>DATE</td> <td>DATE</td> <td>DATE</td> </tr> <tr> <td>BY</td> <td>BY</td> <td>BY</td> <td>BY</td> </tr> </table> <p>Drawing No: <b>32055 - A12</b> Rev: <b>B A1</b></p>	Drawn	Checked	Designed	Approved	DATE	DATE	DATE	DATE	BY	BY	BY	BY
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