

For Sale or Lease

Unit 1 231 McLachlan Street ORANGE

COMMERCIAL STRATA UNIT

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 approximately 1 kilometre north east of Orange CBD on the western side of McLachlan Street.

Description

Excellent location on busy McLachlan Street
Prominent position in complex - Unit 1 has street frontage
Tilt concrete panel construction
Extensive glass showroom / shop front
Rear roller door
Single phase electricity connected & three phase available

Warehouse Lighting: High Bay LED
Roller Door Height: 4.50 metres
Air-conditioned Offices: No
Parking: 1 designated on-site space

Offices & Amenities m ²	Factory Warehouse m ²	Other m ²	Total m ²
	101		101

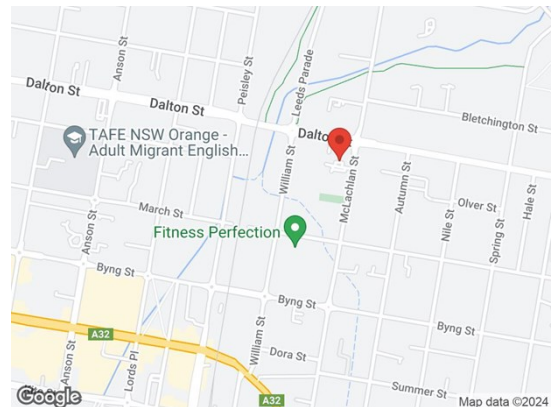
Site Details

Title: Strata Title
Strata Area: 101 sqm
Zoning: E4 General Industrial
Sale Price: \$425,000 + GST
Lease Price: \$450/week + GST

For more information please contact

David Hall
0429 656 101

Nigel Staniforth
0401 279 795

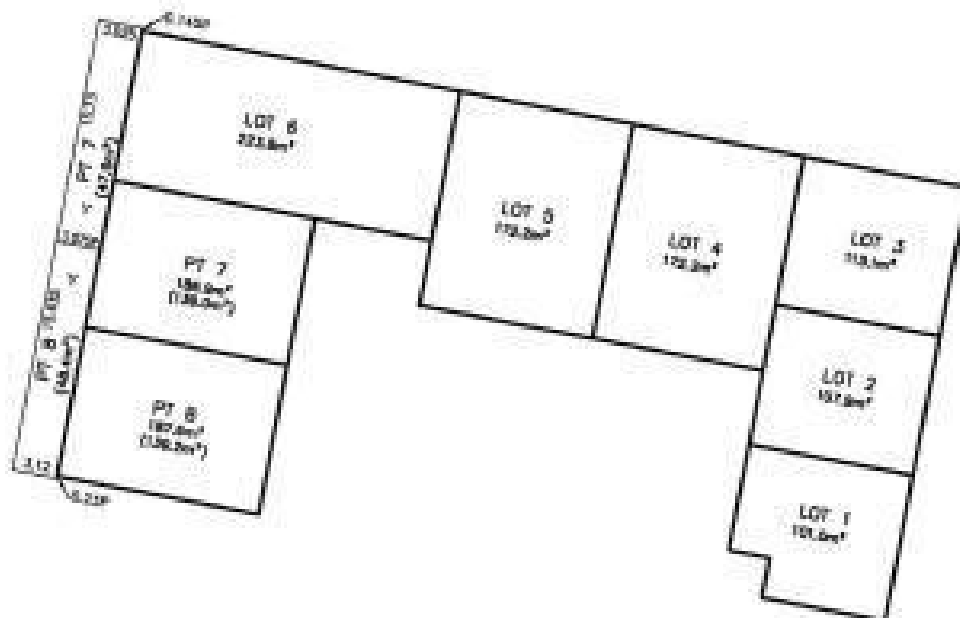


194B Lords Place, Orange NSW 2800

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Web: www.bmpa.com.au



FLOOR PLAN



- MEASUREMENTS OF FLOOR AREA SHOWN ON THE FLOOR PLAN ARE APPROXIMATE AND CALCULATED FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY. THEY MAY DIFFER FROM MEASUREMENTS OF FLOOR AREA FOR OTHER PURPOSES.

- AREAS SHOULD NOT BE USED OTHER THAN FOR THIS PLAN.

THE STRATUM OF THE YARD SPACE IS LIMITED IN HEIGHT FROM 2 BELOW AND TO 5 ABOVE THE UPPER SURFACE OF THE FLOOR OF THE RESPECTIVE UNIT EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT.

THE FOLLOWING ITEMS ARE WITHIN THE RESPECTIVE LOTS AND ARE NOT COMMON PROPERTY:

- THE METAL ROLLER DOORS & OPENING MECHANISM
- THE LOCKING MECHANISMS, SECURITY PADS & KEYS FOR ALL GATES & DOORS

THE FOLLOWING ITEMS ARE NOT PART OF A STRATA LOT AND ARE COMMON PROPERTY:

- THE PALISADE & METAL FENCES
- ALL SERVICES PIPES, DUCTS OR OTHER PLANT ON, PASSING OVER OR THROUGH A LOT
- RETAINING WALLS
- CONCRETE DRIVEWAYS
- EXTERNAL LIGHTS ON COMMON PROPERTY

Y YARD
P PERPENDICULAR OFFSET

SURVEYOR
Name: NICOLE F. VOLLEBERGH
Date: 11.02.2021
Reference: 201015P

PLAN OF SUBDIVISION OF LOT 6 IN SP 1183249

LGA: ORANJE
Locality: ORANJE
Reduction Ratio: 1:200
Lengths are in metres

REGISTERED
 26/07/2021

SP103491