

# 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<br>m <sup>2</sup> | Factory Warehouse<br>m <sup>2</sup> | Other<br>m <sup>2</sup> | Total<br>m <sup>2</sup> |
|---------------------------------------|-------------------------------------|-------------------------|-------------------------|
|                                       | 101                                 |                         | 101                     |

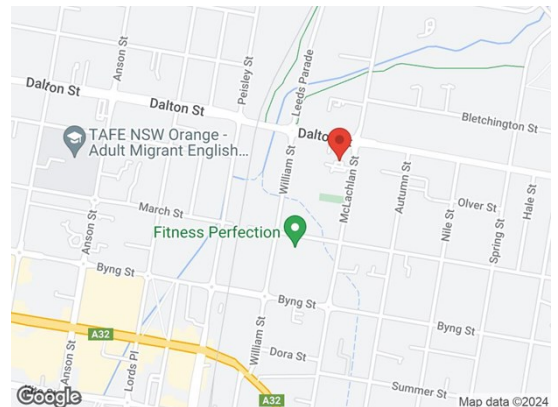
### Site Details

**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

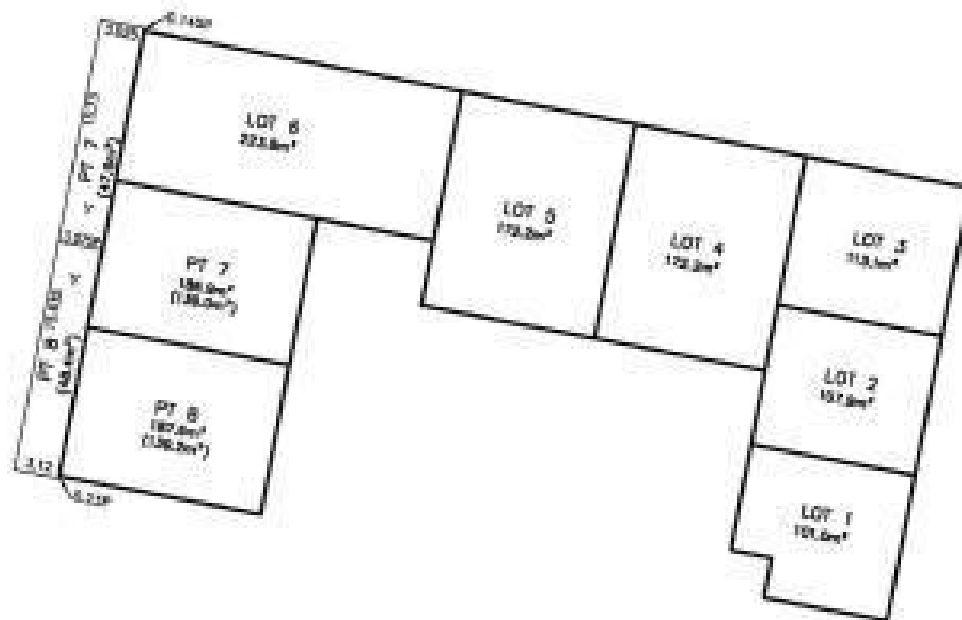


194B Lords Place, Orange NSW 2800

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**Email:** sales@bmpa.com.au  
**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

|   |   |  |  |                        |
|---|---|--|--|------------------------|
| <p><b>SURVEYOR</b><br/>Name: NICOLE F. VOLLEBERGH<br/>Date: 11.02.2021<br/>Reference: 201015P</p> | <p>PLAN OF SUBDIVISION OF LOT 6 IN GP 1183249</p> | <p>LGA: ORANJE<br/>Locality: ORANJE<br/>Reduction Ratio: 1:200<br/>Lengths are in metres</p> | <p>REGISTERED<br/> 26/07/2021</p> | <p><b>SP103491</b></p> |
|---|---|--|--|------------------------|

Reg:SP103491 /Doc:SP 0103491 P /May:26-Jul-2021 /Nom:150 /Pri:14-Jan-2022 08:15 /Req:2 of 5  
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