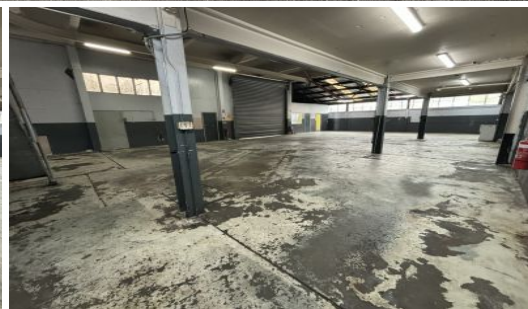
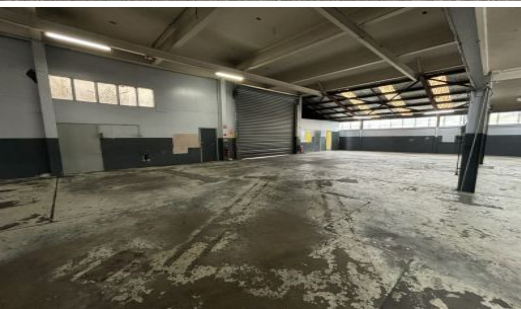


Camelle.



2a Linda Street Hornsby NSW

**Excellent free standing property in key location
(Previously DA Approved mechanic)**

Key Features

- Previously Trading as DA approved mechanic and muffler service
- 6 allocated Parking Spaces
- Dual Access
- Side lane entry/exit
- Located next to Office-works building
- High Exposure
- Freestanding Building
- 3 phase Power
- Multiple 240 outlets
- Roller door 5m high approx.
- Nice wide straight access to warehouse
- Separate pedestrian access
- Small reception Area
- Gas Connection
- Solid concrete floor mezzanine

Contact Agent

Type : Showrooms/Bulky Goods
Building Size : 450 sqm
Land Size : 708 sqm
Car Spaces : 6
View : <https://www.camelle.com.au/lease/nsw/north-shore-upper/hornsby/commercial/showroomsbulky-goods/8099188>

Janine Best
02 9476 5222



FIRST FLOOR



GROUND FLOOR

SCHEDULE OF AREAS

2A LINDA STREET GROUND FLOOR	
WAREHOUSE	302.6 m ²
OFFICE	23.4 m ²
FIRST FLOOR STORAGE	78.2 m ²
TOTAL AREA	404.2 m²

LETTABLE AREA

THE LETTABLE AREA IS SHOWN ENCLOSED BY CONTINUOUS LINES

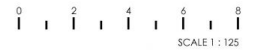
METHOD OF MEASUREMENT
AREAS HAVE BEEN CALCULATED IN ACCORDANCE AND UNDER INTERPRETATION OF THE PROPERTY COUNCIL OF AUSTRALIA (PCA) METHOD OF MEASUREMENT FOR LETTABLE AREA (2008)

(SURVEY DATE 05/08/2024)

GUIDELINES USED
GROSS LETTABLE AREA

ALL PARTIES USING THE AREAS EXPRESSED HEREIN, SHOULD AGREE WITH THE BOUNDARY DEFINITIONS. THIS PLAN WAS PRODUCED FOR THE CALCULATION OF FLOOR AREAS ONLY

HUNTER LANE



- LEGEND**
- EXT - EXTERNAL FACE
 - C/L - CENTRELINE WALL
 - E/F - EDGE OF FLOOR
 - E/S - EDGE OF STAIRS
 - B/S - BOTTOM STEP

CLIENT: **Camelle.**

LETTABLE AREA PLAN
2A LINDA STREET,
HORNSBY, NSW

DATE: 08/08/2024 REV: 0
REF: 90195 DRAWN: RB
SURVEYED: JH CHECKED: GP
SCALE: 1:125 @ A3 SHEET: 1 OF 1

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