

## 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

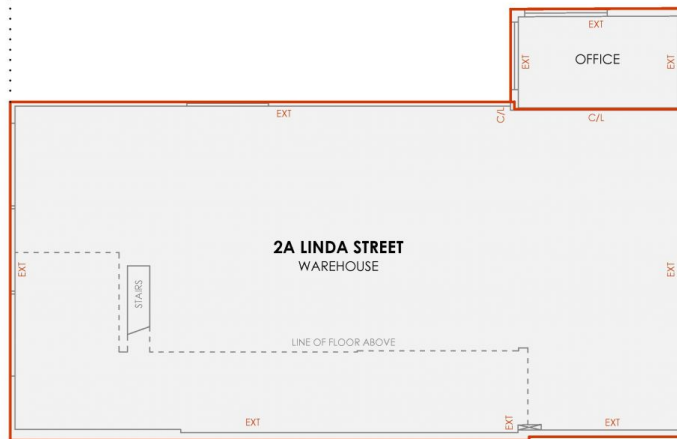
### Contact Agent

**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 <sup>2</sup>
OFFICE	23.4 m <sup>2</sup>
FIRST FLOOR	
STORAGE	78.2 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>404.2 m<sup>2</sup></b>

#### LETTABLE AREA

THE LETTABLE AREA IS SHOWN ENCLOSED BY CONTINUOUS LINES

#### METHOD OF MEASUREMENT

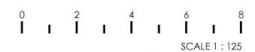
AREAS HAVE BEEN CALCULATED IN ACCORDANCE AND UNDER INTERPRETATION OF THE PROPERTY COUNCIL OF AUSTRALIA (PCA) METHOD OF MEASUREMENT FOR LETTABLE AREA (2008)

(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

**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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