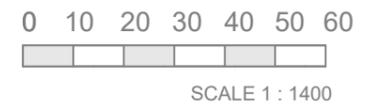


INFORMATION SCHEDULE			
Title Details	DP47403	S.A.G.E Tenancy	
Lot 19 - DP47403	8,267 m ²	Warehouse 1 (Unit 2)	13,148.3 m ²
Lot 22 - DP47403	3.764 Ha	Office	1,559.1 m ²
		TOTAL Area	14,707.4 m²
Warehouse 1	19,962 m ²	S.A.G.E Car Parking	
Warehouse 2	3,090 m ²	Accessible Car Spaces	8
Warehouse 3	3,500 m ²	Car Spaces (Excluding Accessible)	86
		TOTAL Car Parking	146

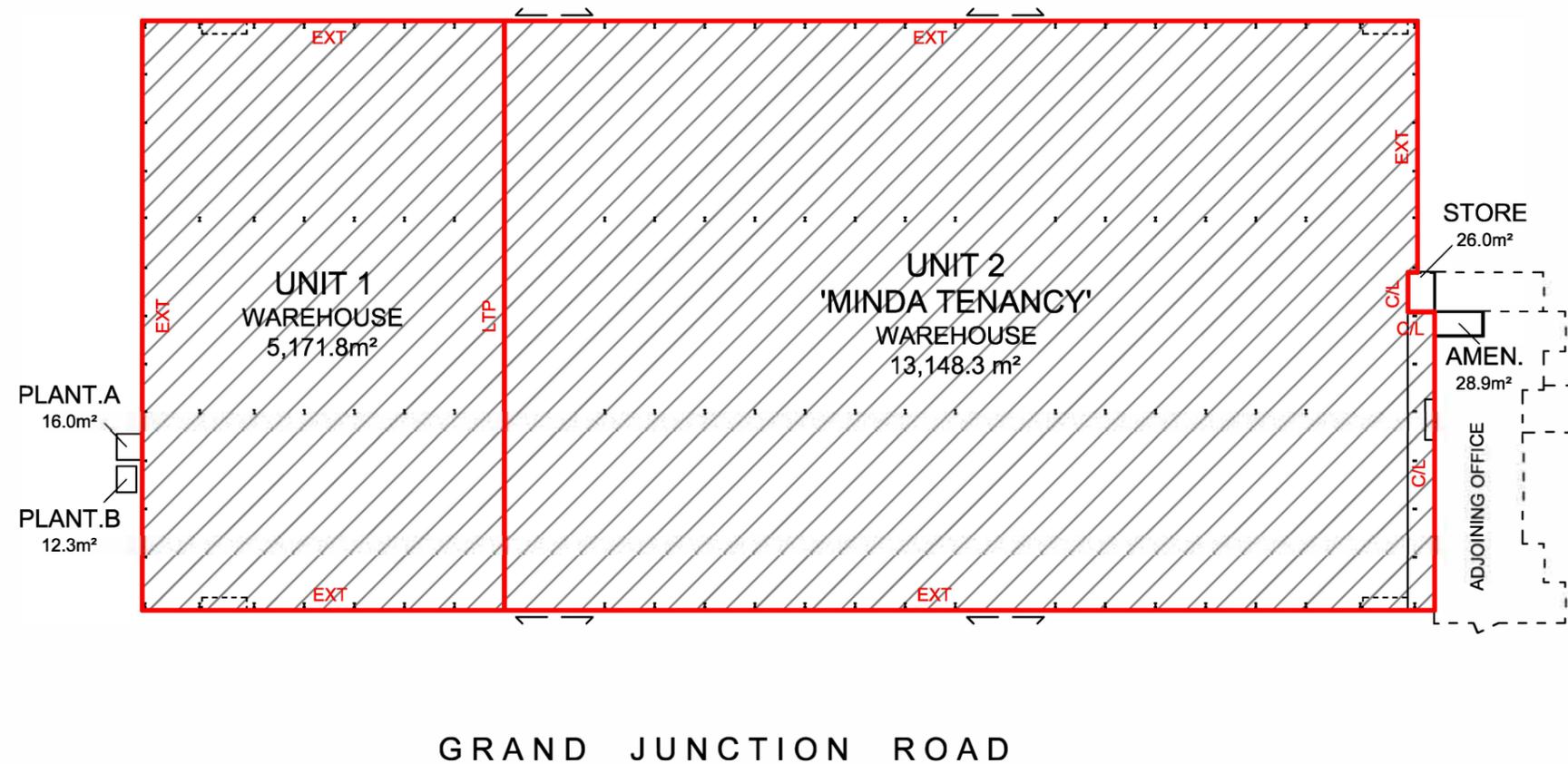
- S.A.G.E Tenancy -
- S.A.G.E Parking -
- Common Area -



Disclaimer: This plan has been prepared for marketing purposes only. Interested parties should undertake their own enquiries as to the accuracy of the information. Areas are approximate and dimension rounding may result in area discrepancies.

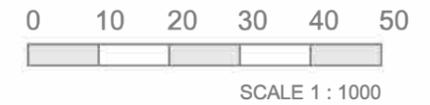
All land information taken from the Deposited Plan. Boundaries have not been defined.

PROPOSED LETTABLE AREA PLAN FOR 301 GRAND JUNCTION ROAD, OTTOWAY, SA



HANSON ROAD NORTH

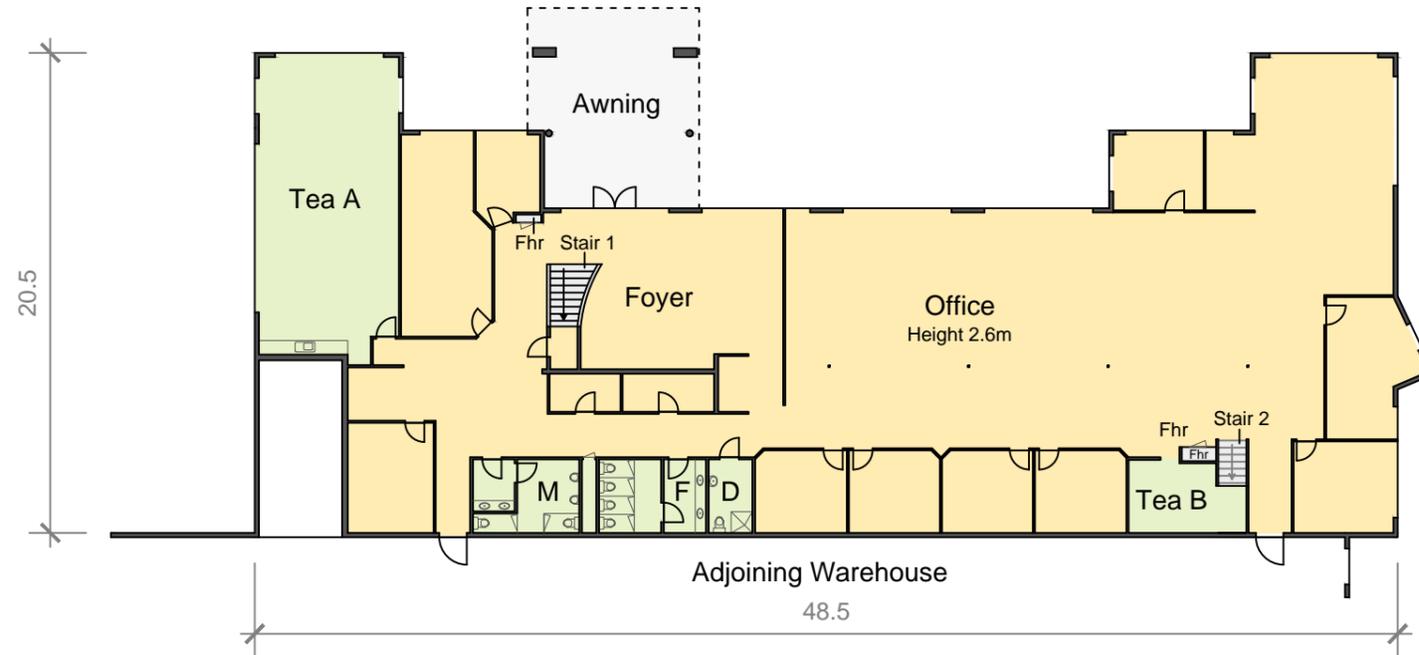
SCHEDULE OF AREAS	
UNIT 1	
WAREHOUSE	5,171.8 m ²
TOTAL AREA	5,171.8 m²
UNIT 2	
WAREHOUSE	13,148.3 m ²
TOTAL AREA	13,148.3 m²
LETTABLE AREA	
METHOD OF MEASUREMENT	
AREAS HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROPERTY COUNCIL OF AUSTRALIA (PCA) METHOD OF MEASUREMENT FOR LETTABLE AREA (MARCH 1997)	
(SURVEY DATE 19/05/2017)	
GUIDELINES USED	
GROSS LETTABLE AREA	



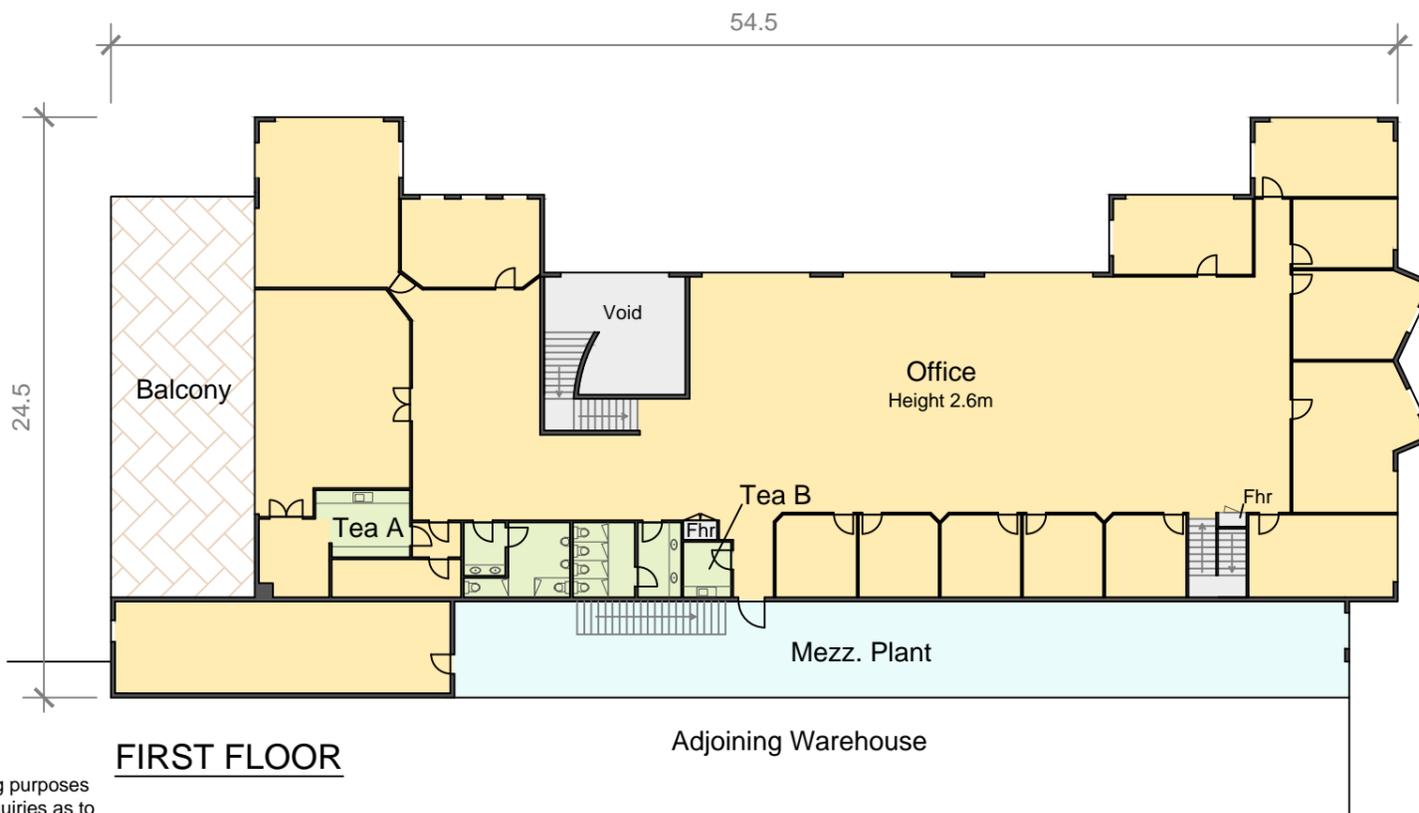
EXT - EXTERNAL FACE
 C/L - CENTRELINE WALL
 LTP - LINE OF TENANCY PRODUCED

<p>PROPOSED LETTABLE AREA PLAN 301 GRAND JUNCTION ROAD, OTTOWAY, SA</p>	DATE: 16/05/2019	Australia New Zealand		Building Measurement Specialist Consulting Land Surveyors 3D Laser Scanning ph. 08 8294 0704 www.realserve.com.au
	REF: -	REV: A	 Start confident.	
	DRAWN: TF	CHECKED: AP		
	SCALE: 1:1000 @ A3	SHEET: 1		

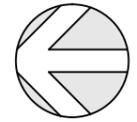
HANSON ROAD NORTH



GROUND FLOOR



FIRST FLOOR



Information Schedule

Ground Floor	
Office	560.1 m ²
Foyer	62.3 m ²
Tea A	78.9 m ²
Tea B	14.7 m ²
Amen.	39.0 m ²
Total Ground	755.0 m²
First Floor	
Office	757.4 m ²
Tea A	10.7 m ²
Tea B	5.2 m ²
Amen.	30.8 m ²
Total First Floor	804.1 m²
Total Area	1559.10 m²
Mezz. Plant	162.7 m ²
Balcony	105.0 m ²
Stair 1	4.6 m ²
Stair 2	2.6 m ²

0 5 10 15



SCALE 1 : 300

Disclaimer: This plan has been prepared for marketing purposes only. Interested parties should undertake their own enquiries as to the accuracy of the information. Areas taken from Realserve Lettable Area Survey, Ref: 52258. Dated: 02/04/14.

MARKETING DRAWING
Unit 1, 301 Grand Junction Road,
OTTOWAY, SA

Date:	17/04/2014
Ref:	52258
Drawn:	MC
Scale:	1:300 @ A3
Rev:	-
Checked:	JS
Sheet:	2 of 4

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