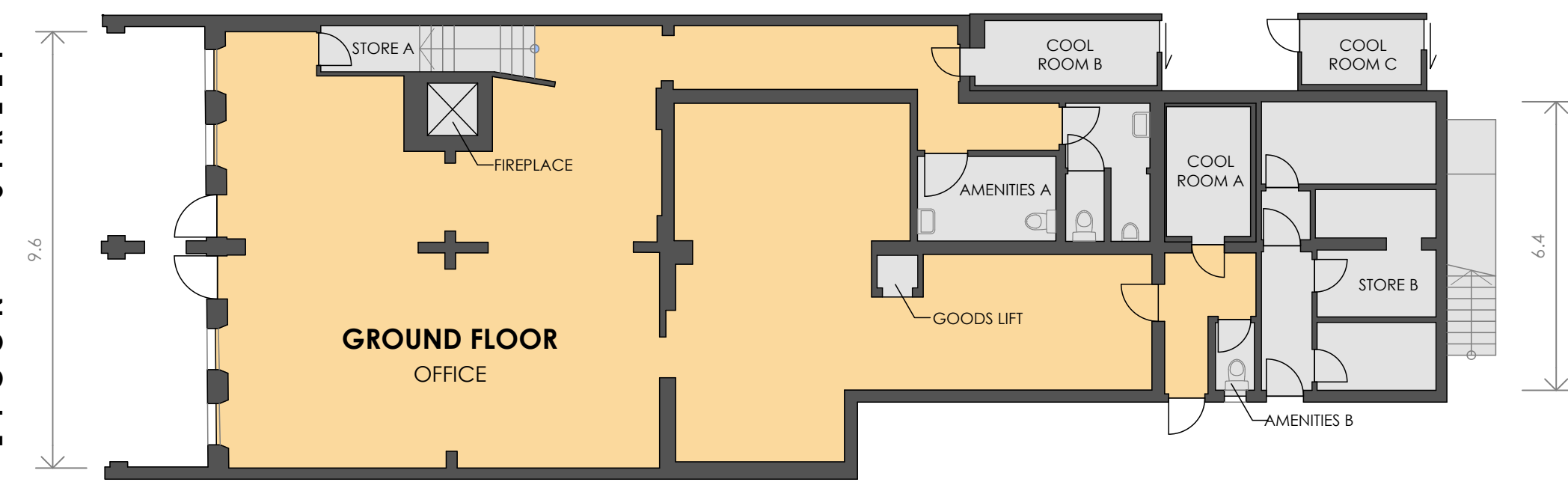


FIRST FLOOR



GROUND FLOOR

SCHEDULE OF AREAS

GROUND FLOOR	
OFFICE	166 m ²
STORE A	2 m ²
STORE B	25 m ²
COOL ROOM A	6 m ²
FIRST FLOOR	
OFFICE	175 m ²
TOTAL AREA (NLA)	374 m²

GROUND FLOOR	
OFFICE	183 m ²
AMENITIES A	16 m ²
AMENITIES B	2 m ²
STORE A	3 m ²
STORE B	29 m ²
COOL ROOM A	7 m ²
FIRST FLOOR	
OFFICE	199 m ²
MALE	12 m ²
FEMALE	11 m ²
TOTAL AREA (GLA)	462 m²

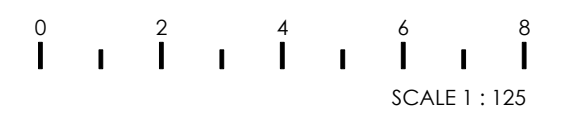
COOL ROOM B	6 m ²
COOL ROOM C	4 m ²
BALCONY	19 m ²

(SITE VISIT 11/03/2026)

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.

ORMOND PLACE

LYGON STREET



CLIENT:



MARKETING DRAWING
242-244 LYGON STREET,
CARLTON, VIC

DATE: 19/03/2026 REV: 1
REF: 95472 DRAWN: BF
MEASURED: LW CHECKED: --
SCALE: 1:125 @ A3 SHEET: 1 OF 1

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