



YARRA STREET

PATERSON STREET



SUMMARY OF AREAS

LEVEL	SHEET	LETTABLE AREAS	OTHER AREAS	TOTAL AREAS
GROUND	(SHEET 2)	82.0 m <sup>2</sup>	9.0 m <sup>2</sup>	91.0 m <sup>2</sup>
LEVEL 1	(SHEET 3)	301.0 m <sup>2</sup>	8.9 m <sup>2</sup>	309.9 m <sup>2</sup>
TOTAL AREA		383.0 m <sup>2</sup>	17.9 m <sup>2</sup>	400.9 m <sup>2</sup>

CLIENT:

GORMAN COMMERCIAL

SUMMARY OF AREAS

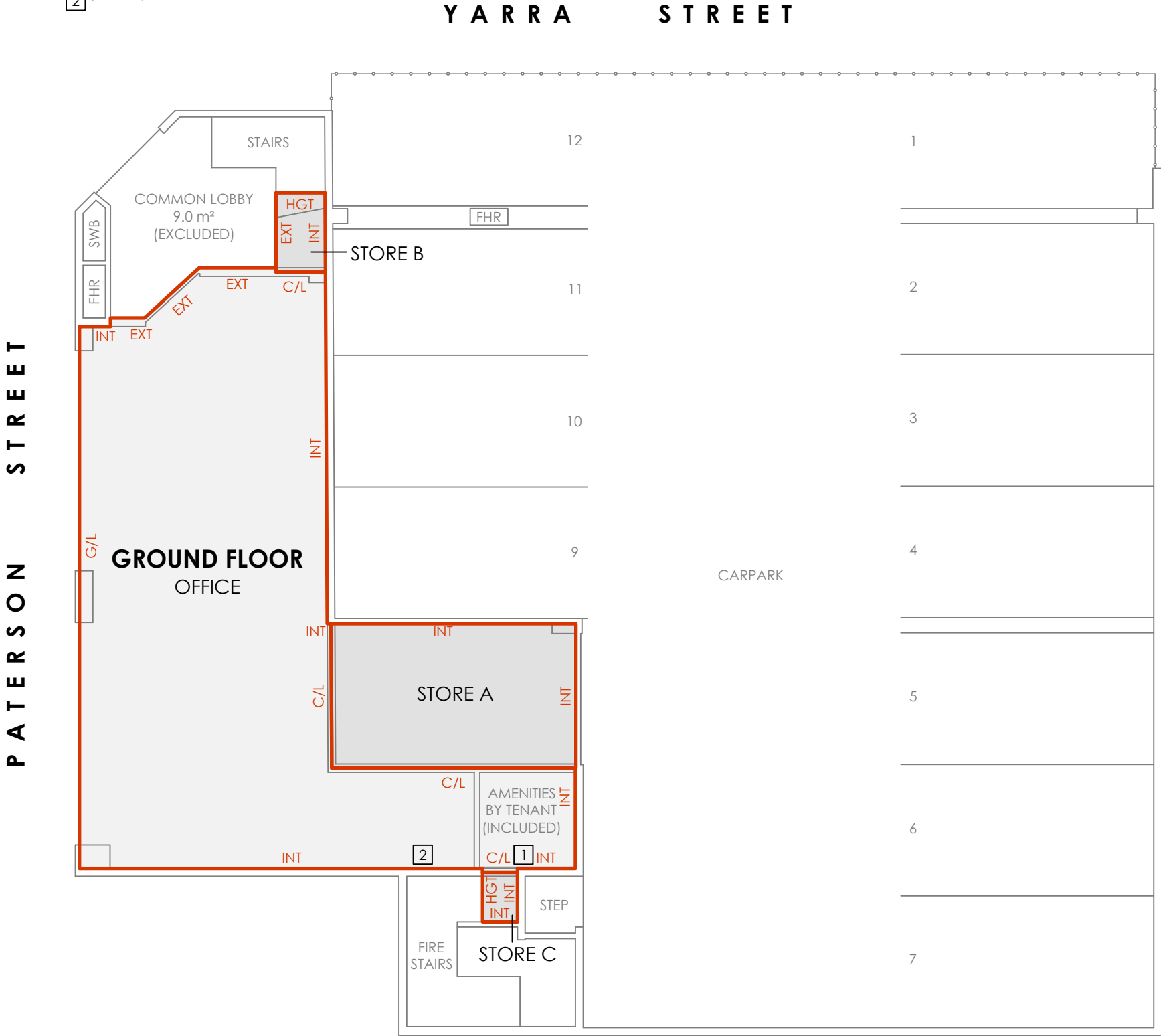
6 PATERSON STREET,  
ABBOTSFORD, VIC

DATE:	31/07/2025	REV:	0
REF:	93444	DRAWN:	RJ
SURVEYED:	RJ	CHECKED:	GC
SCALE:	NTS @ A3	SHEET:	1 OF 3

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KEY NOTES:  
1 LEASE LINE TAKEN TO BASE BUILDING WALL USING REFERENCE MEASUREMENT FROM POSITION MARKED 2 ON PLAN.



SCHEDULE OF AREAS

GROUND FLOOR	
OFFICE	66.0 m²
STORE A	13.8 m²
STORE B	1.5 m²
STORE C	0.7 m²
<b>TOTAL AREA</b>	<b>82.0 m²</b>
CAR PARKING	11 SPACES

LETTABLE AREA

THE LETTABLE AREA IS SHOWN ENCLOSED BY CONTINUOUS LINES

METHOD OF MEASUREMENT

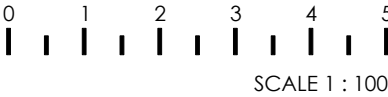
AREAS HAVE BEEN CALCULATED IN ACCORDANCE AND UNDER INTERPRETATION OF THE PROPERTY COUNCIL OF AUSTRALIA (PCA) METHOD OF MEASUREMENT FOR LETTABLE AREA (2008)

(SURVEY DATE 22/07/2025)

GUIDELINES USED  
NET 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  
INT - INTERNAL FACE  
EXT - EXTERNAL FACE  
C/L - CENTRELINE WALL  
G/L - GLASS LINE  
HGT - HEIGHT CLEARANCE TO 1.5m



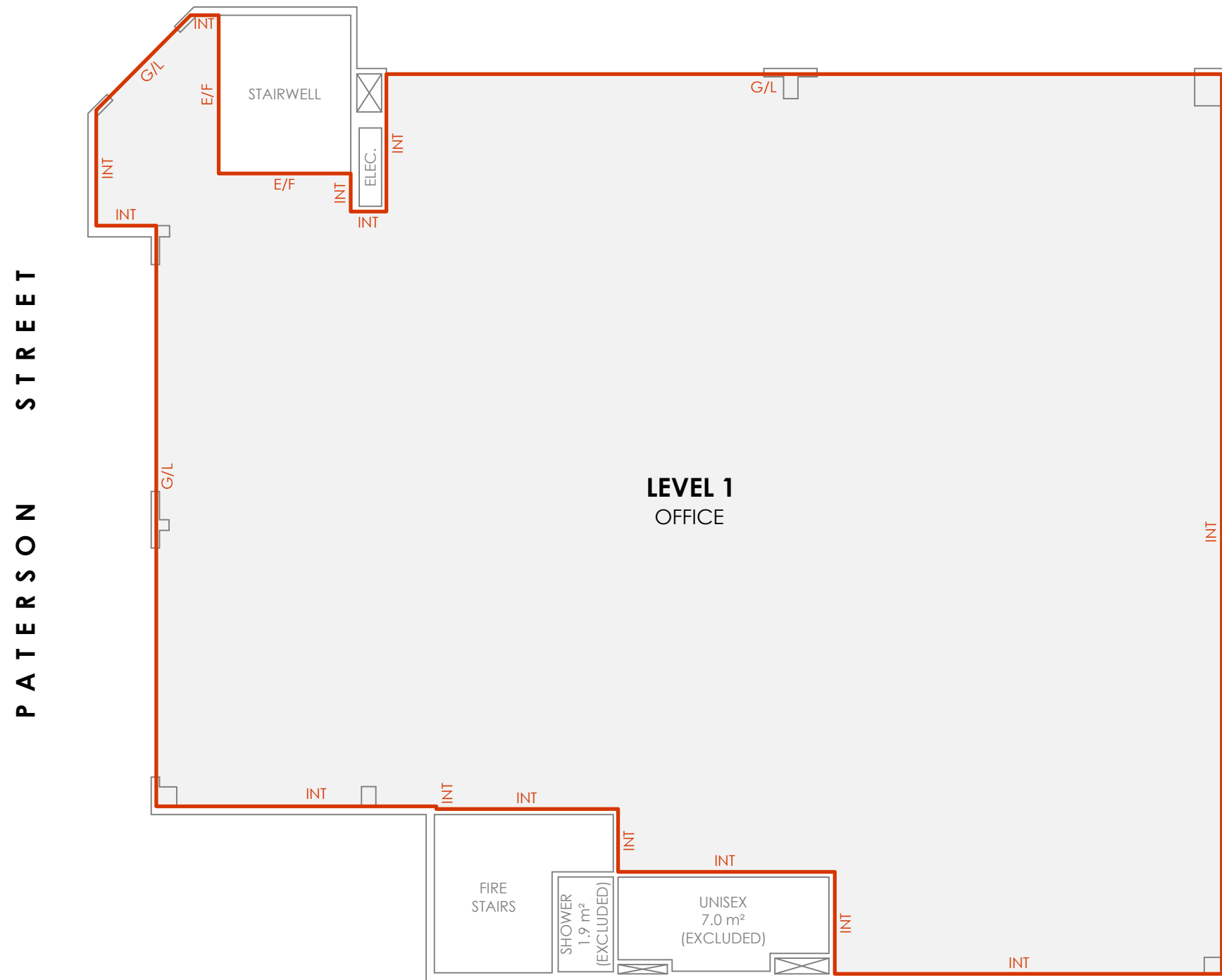
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**LETTABLE AREA PLAN**  
GROUND FLOOR, 6 PATERSON STREET,  
ABBOTSFORD, VIC

DATE: 31/07/2025 REV: 0  
REF: 93444 DRAWN: RJ  
SURVEYED: RJ CHECKED: GC  
SCALE: 1:100 @ A3 SHEET: 2 OF 3

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## SCHEDULE OF AREAS

LEVEL 1 OFFICE	301.0 m <sup>2</sup>
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## 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 22/07/2025)

## GUIDELINES USED NET 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**  
INT - INTERNAL FACE  
G/L - GLASS LINE  
E/F - EDGE OF FLOOR



CLIENT:

**GORMAN COMMERCIAL**

## LETTABLE AREA PLAN

LEVEL 1, 6 PATERSON STREET,  
ABBOTSFORD, VIC

DATE: 31/07/2025 REV: 0  
REF: 93444 DRAWN: RJ  
SURVEYED: RJ CHECKED: GC  
SCALE: 1:100 @ A3 SHEET: 3 OF 3

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