

GUNNING



Level 1/12 Butler Road Hurstville NSW

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Gunning Real Estate is pleased to present this immaculately presented office space occupying the majority of level 1 in this high quality suburban office building.

In its current configuration the suite features several classrooms, offices, kitchenette/lunchroom, reception/waiting area and own toilets (floor plans attached). Can also be converted back to base building by request.

The building also boasts an excellent mix of established tenants including HCF Eyecare & Dental occupying the ground floor.

LOCATION

Ideally situated circa 100m from Hurstville Train Station

Building Size : 464.5 sqm
View : <https://www.gunningre.com.au/lease/nsw/st-george/hurstville/commercial/offices/5731138>

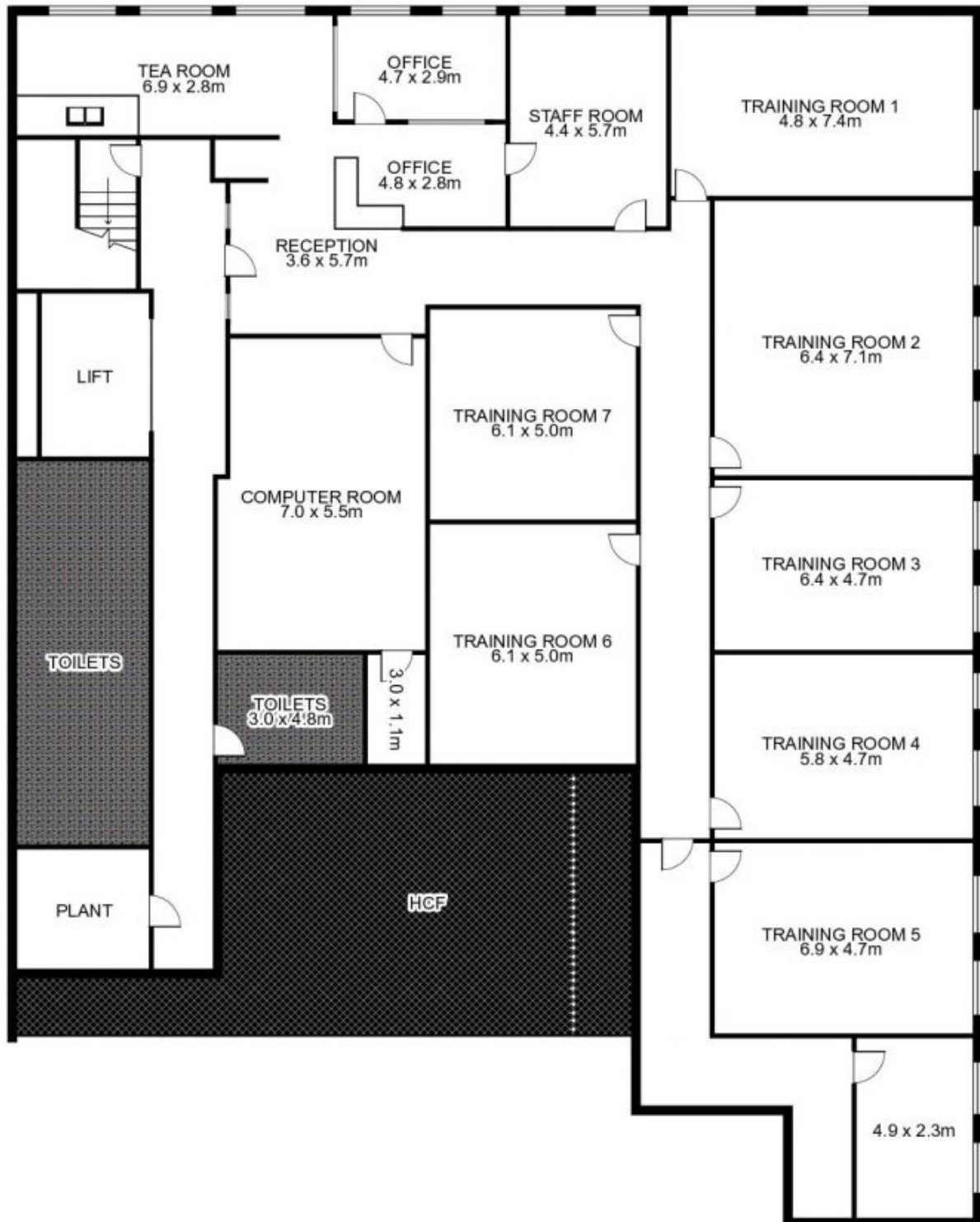


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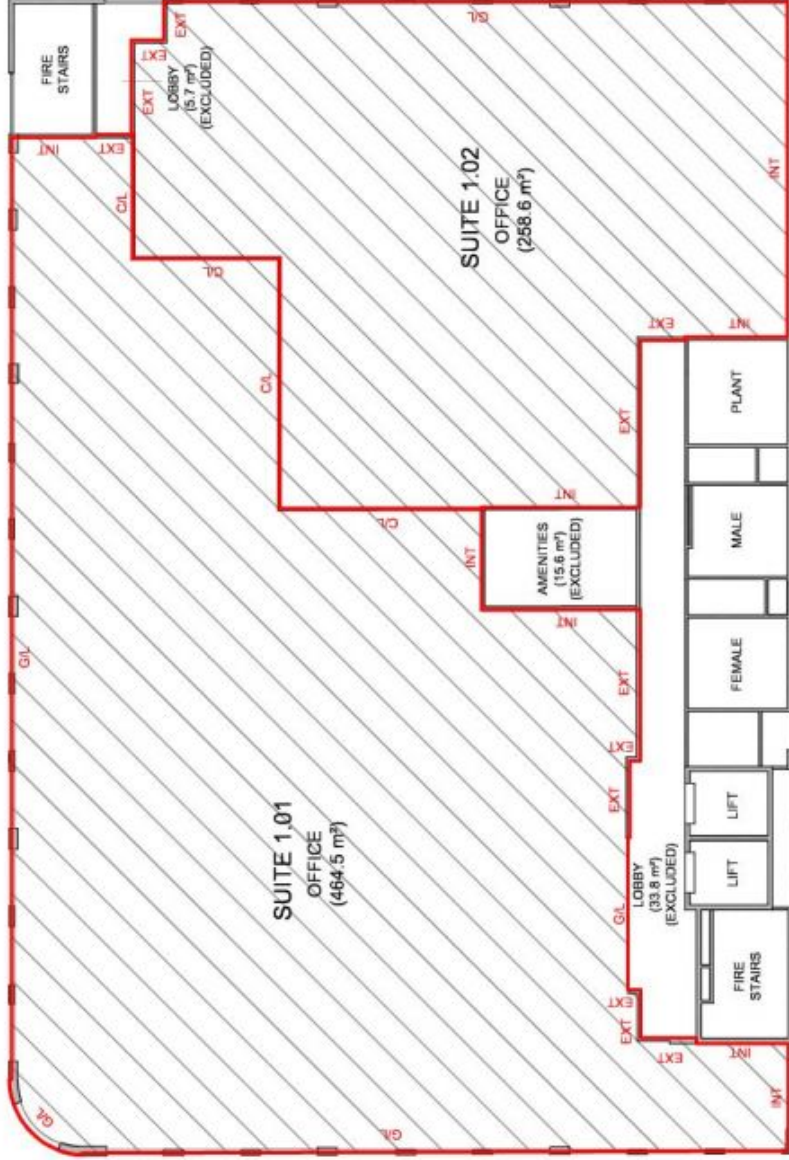
Level 1 /12 Butler Road, HURSTVILLE



This floor plan is intended as a guide only. Layout dimension are approximate only. No representation or warranties of any nature whatsoever are given or intended. Any person using this information should rely on their own enquiries.

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LETTABLE AREA PLAN FOR LEVEL 1, 12 BUTLER ROAD, HURSTVILLE, NSW



SCHEDULE OF AREAS	
SUITE 1.01	464.5 m ²
SUITE 1.02	258.6 m ²
TOTAL AREA	723.1 m²

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 21/12/2010)	
GUIDELINES USED	
NET LETTABLE AREA	

- INT - INTERNAL FACE
- EXT - EXTERNAL FACE
- CL - CENTRELINE WALL
- GL - GLASS LINE



PLAN PREPARED FOR:
ABACUS PROPERTY SERVICES

LETTABLE AREA PLAN
LEVEL 1, 12 BUTLER ROAD,
HURSTVILLE, NSW

DATE: 21/12/2010	SHEET 3/7
REF: 37874BB	REV: A
SCALE: 1: 150 at A3	

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