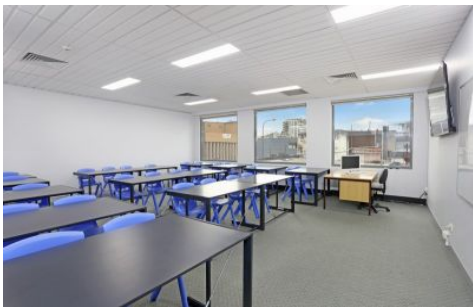


# GUNNING



## Level 1/1.01/12 Butler Road Hurstville NSW

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.

Ideally situated circa 100m from Hurstville Train Station and Hurstville Central Shopping Centre, and within very

**Building Size** : 464.5 sqm  
**View** : <https://www.gunningre.com.au/lease/nsw/st-george/hurstville/commercial/offices/5731608>

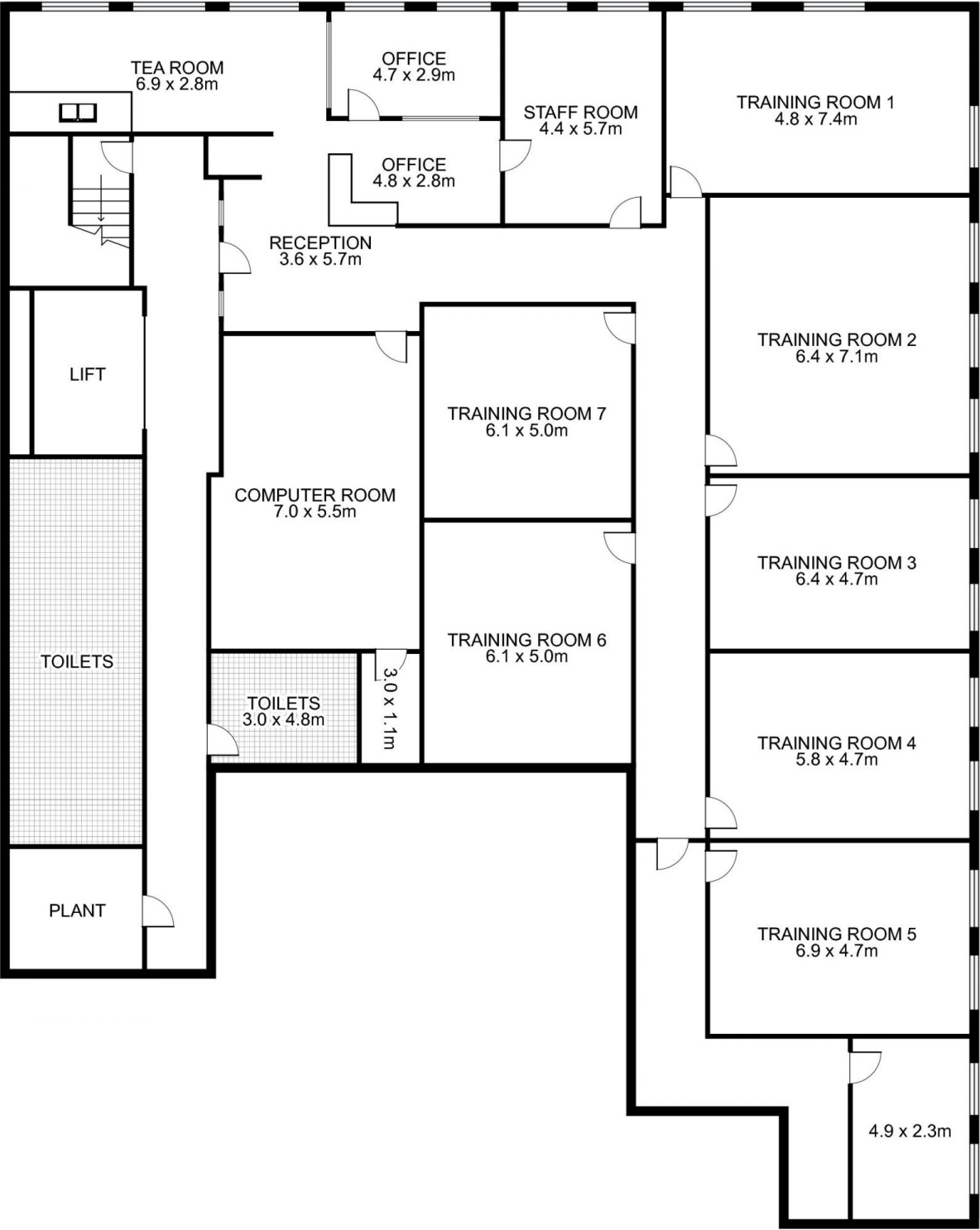


**James McKenny**  
(02) 9310 9208



**William Gunning**  
(02) 9310 9207

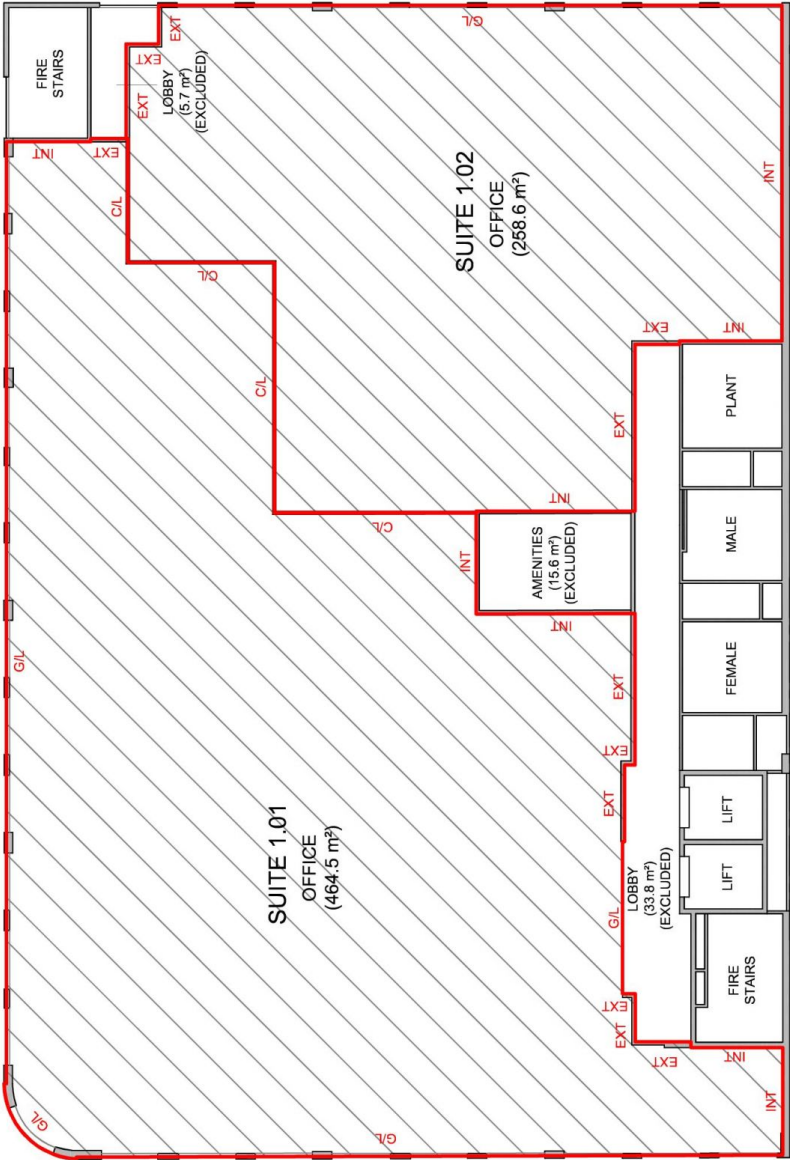
Suite1.01/ 12 Butler Road,  
HURSTVILLE



GUNNING

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.

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



SCHEDULE OF AREAS

SUITE 1.01	464.5 m <sup>2</sup>
SUITE 1.02	258.6 m <sup>2</sup>
TOTAL AREA	723.1 m <sup>2</sup>



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 21/12/2010)

GUIDELINES USED  
NET LETTABLE AREA

- INT - INTERNAL FACE
- EXT - EXTERNAL FACE
- CIL - CENTRELINE WALL
- GIL - 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

sydney canberra melbourne brisbane perth

**REALSERVE**

Real Estate Plans & Surveys

perth

P

02 9629 9377

F

02 9475 5050

www.realservice.com.au