

# Pad Site For Lease

## Key Information

- 1,660m<sup>2</sup> Land
- 690m<sup>2</sup> Showroom
- Within Singleton Village
- Ground lease or new build lease
- High Growth Suburb

## About Location

- 1km from Singleton Beach
- 5km from Kiwanian fwy
- Within Singleton Village
- Great Mandurah Road exposure

## Recommended Uses

- Gym
- Tyre shop
- Office
- Medical
- Retail

**Alex Poli**  
Leasing Manager  
M: 0424 555 324  
E: apoli@aigleroyal.com.au

**AIGLE ROYAL**  
PROPERTIES



Singleton Beach

Golden Bay Estate

5 km to  
Kwinana Fwy

Ocean Hill Estate

Mandurah Rd

Singleton Village

Childcare

Vista Private Estate

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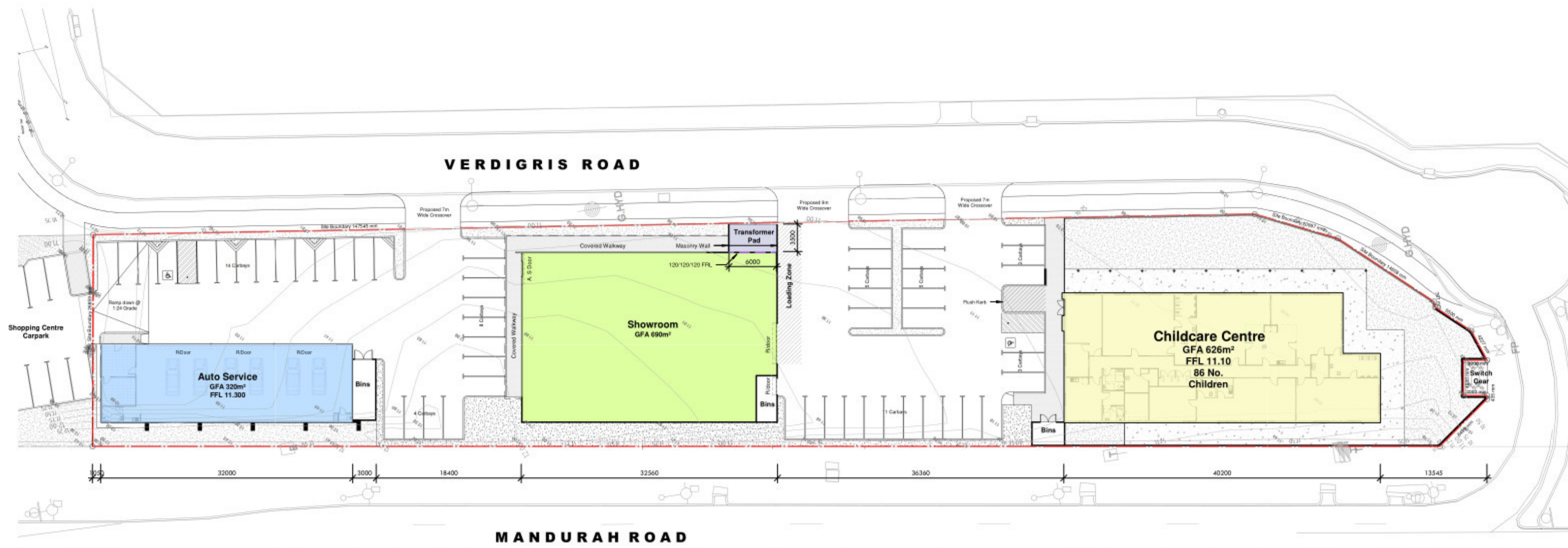
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### COMPOSITE SITE CRITERIA CALCULATIONS

1. Site Area		4,796.4m <sup>2</sup>
2. Landscaping		479.6m <sup>2</sup>
a. Required 10% of Site		
b. Provided		
Hard		190m <sup>2</sup>
Soft		442m <sup>2</sup>
Yard		873m <sup>2</sup>
Total		1,305m <sup>2</sup> or 27.2% of Site
3. Floor Area		
a. Auto Service (6 Bays)		320m <sup>2</sup>
b. Childcare Building (86 Children)		626m <sup>2</sup>
c. Showroom		690m <sup>2</sup>
Total		1,636m <sup>2</sup>
4. Carparking		
Required		
a. Auto Service (6 Bays)	@ 2 / Bay	12 Cars
b. Childcare (86 Children)	@ 1 / 8 Children	11 Cars
(16 Staff)	@ 1 / Employee	16 Cars
c. Showroom	690m <sup>2</sup> @ 150m <sup>2</sup>	14 Cars
Total		53 Cars
Provided		
a. On-Site		53 Cars

**Landscaping**  
A. Hard Landscaping  
Defined as paved walkways other than open or covered.  
B. Soft Landscaping  
Defined as vegetative landscaping.

**Gross Floor Area - GFA**  
A. All Floor Areas on this plan are shown as GROSS FLOOR AREA.  
Unless otherwise noted as Net Floor Area.  
B. Definition of Gross Floor Area is defined as:  
GROSS FLOOR AREA OF TENANCY  
Gross Floor Area of an individual Tenancy is defined as the area contained between the centre line of common tenancy walls and the outside edge of external walls.  
GROSS FLOOR AREA OF A BUILDING  
Gross Floor Area of a Building is defined as the total area contained between the outside edge of external walls.

**Net Floor Area - NFA**  
A. Net Floor Area of a Tenancy on this plan is defined as the area between external or tenancy dividing walls.  
B. This area is inclusive of toilets if the toilets are exclusive to the Tenancy.