

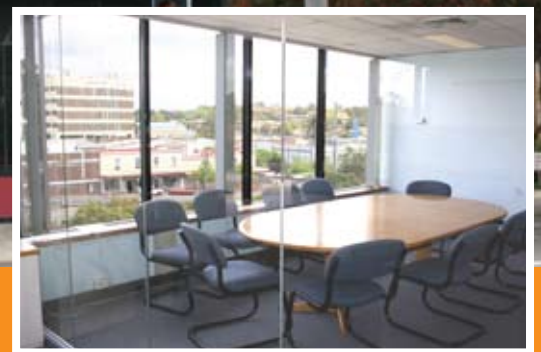
Sale/Lease

EASTWOOD

Office Suites 15 & 16/ 8-10 East Parade

owner has
relocated
and will sell!

Suite 11

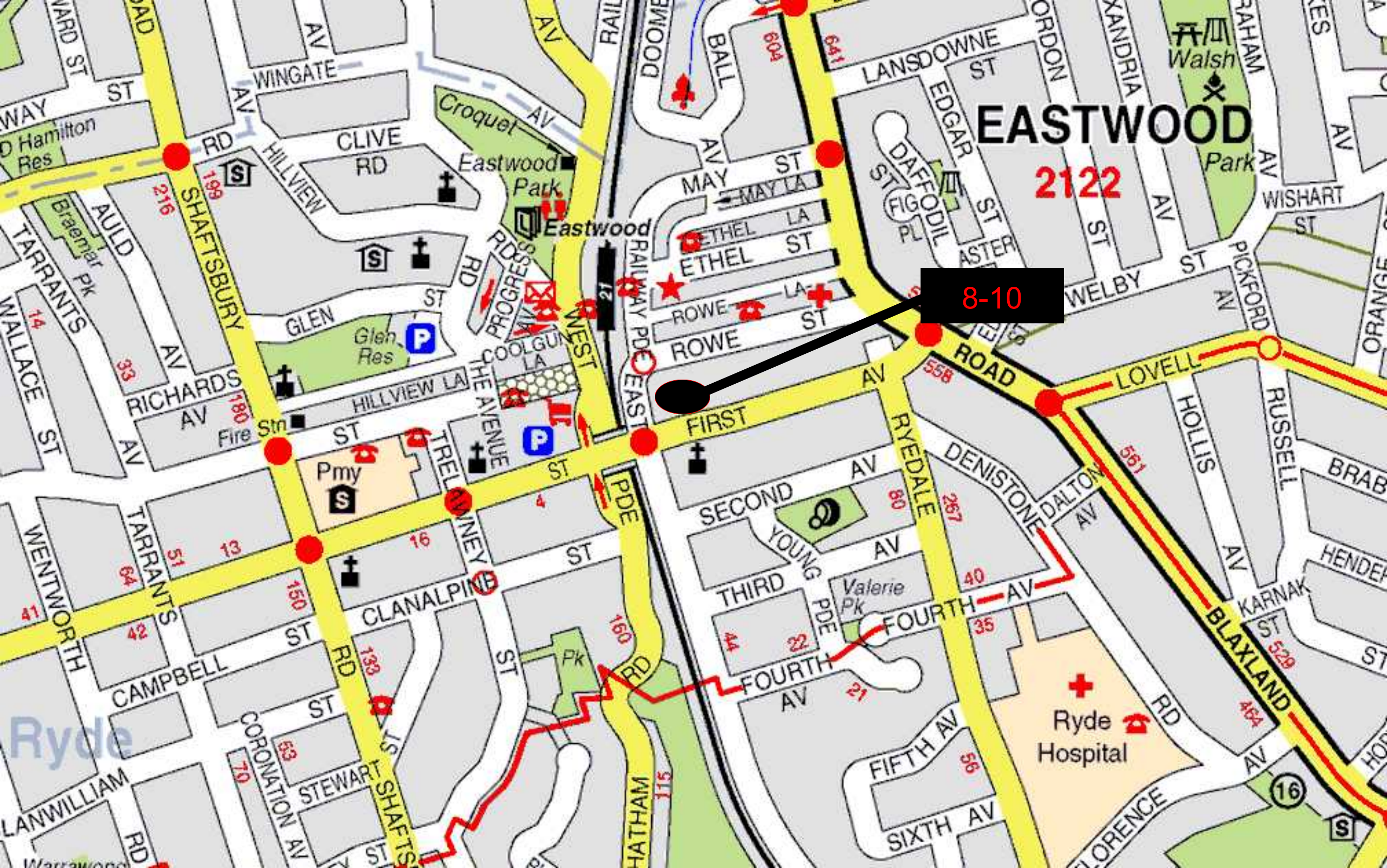


- *Take 70m², 269m² or 338m² approx
- * Modern three storey office building
- * Basement, secure parking
- * Occupy, lease or invest.

**GLASS
MEARES**
Property Consultants
9418 6555

Extensive fitout and furniture in place

Every care has been taken to verify the accuracy of the information contained herein, but no warranty is given or implied and prospective purchasers/tenants are advised to carry out their own investigations. Details herein do not constitute any representation by the Vendor, Lessor or the agent and are expressly excluded from any contract.



EASTWOOD

2122

8-10

Ryde

16

Ryde Hospital

Eastwood Park

Walsh Park

DAFFODIL ST

MAY ST

ETHEL ST

ROWE ST

FIRST AV

SECOND AV

THIRD AV

FOURTH AV

FIFTH AV

SIXTH AV

LANSDOWNE ST

EDGAR ST

ASTER ST

WELBY ST

PICKFORD ST

RYEDALE AV

DENISTONE AV

DALTON AV

HOLLIS AV

RUSSELL AV

BRAB AV

HENDER AV

KARNAK ST

BLAXLAND RD

FLORENCE RD

WENTWORTH ST

TARRANTS ST

CAMPBELL ST

CORONATION AV

WINGATE AV

HILLVIEW ST

CLIVE RD

GLEN ST

HILLVIEW LA

TRELLIS ST

CLANALPINE ST

WINEY ST

CAMPBELL ST

STEWART ST

SHAFTSBURY RD

LANWILLIAM RD

WENTWORTH ST

TARRANTS ST

CAMPBELL ST

CORONATION AV

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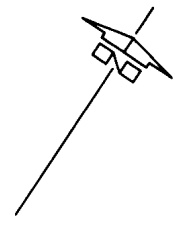
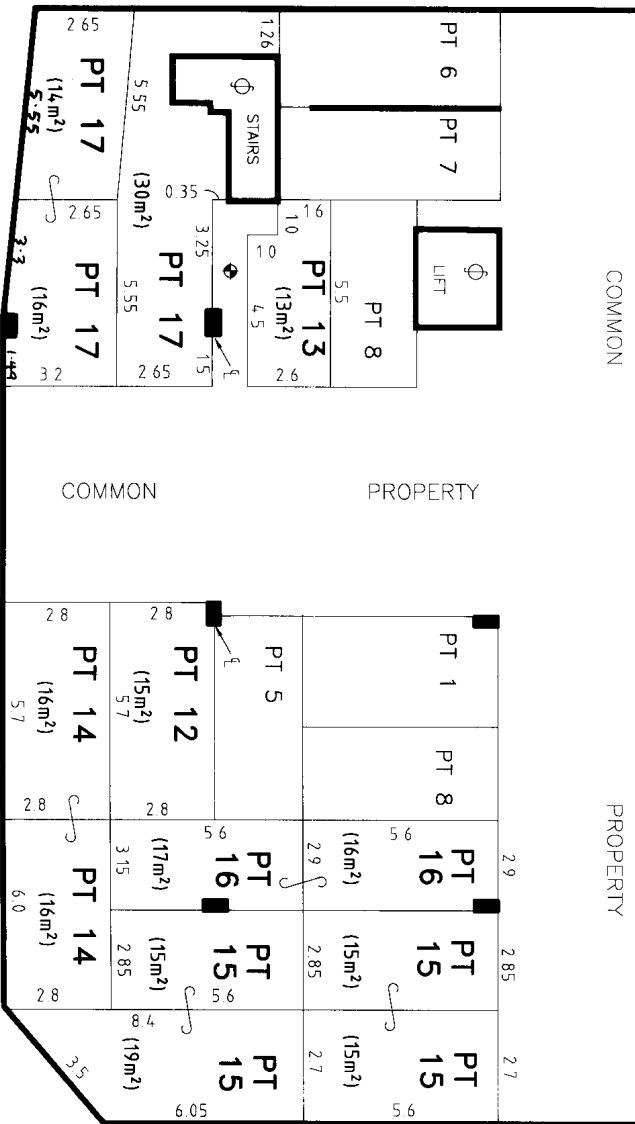
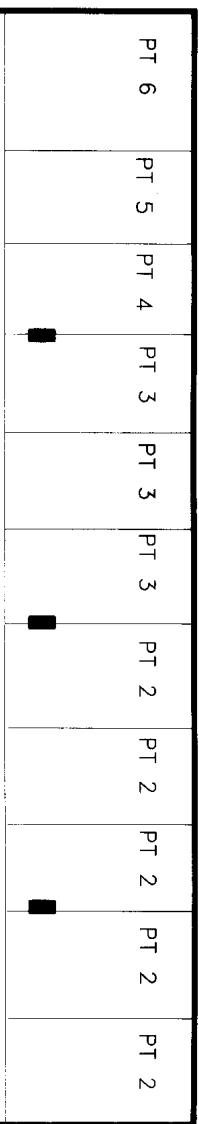
TARRANTS ST

CAMPBELL ST

LANWILLIAM RD

WENTWORTH ST

**BASEMENT
(PARKING)**



- ⊕ DENOTES COMMON PROPERTY
- ⬢ DENOTES WALKWAY 1.0 WIDE (COMMON PROPERTY)
- AREAS ARE APPROXIMATE ONLY

Reduction Ratio 1: 150

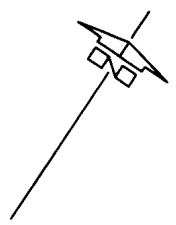
Lengths are in metres

[Signature]
Registered Surveyor

[Signature]
General Manager/Authorised Person

SURVEYOR'S REFERENCE: 5604PK3B

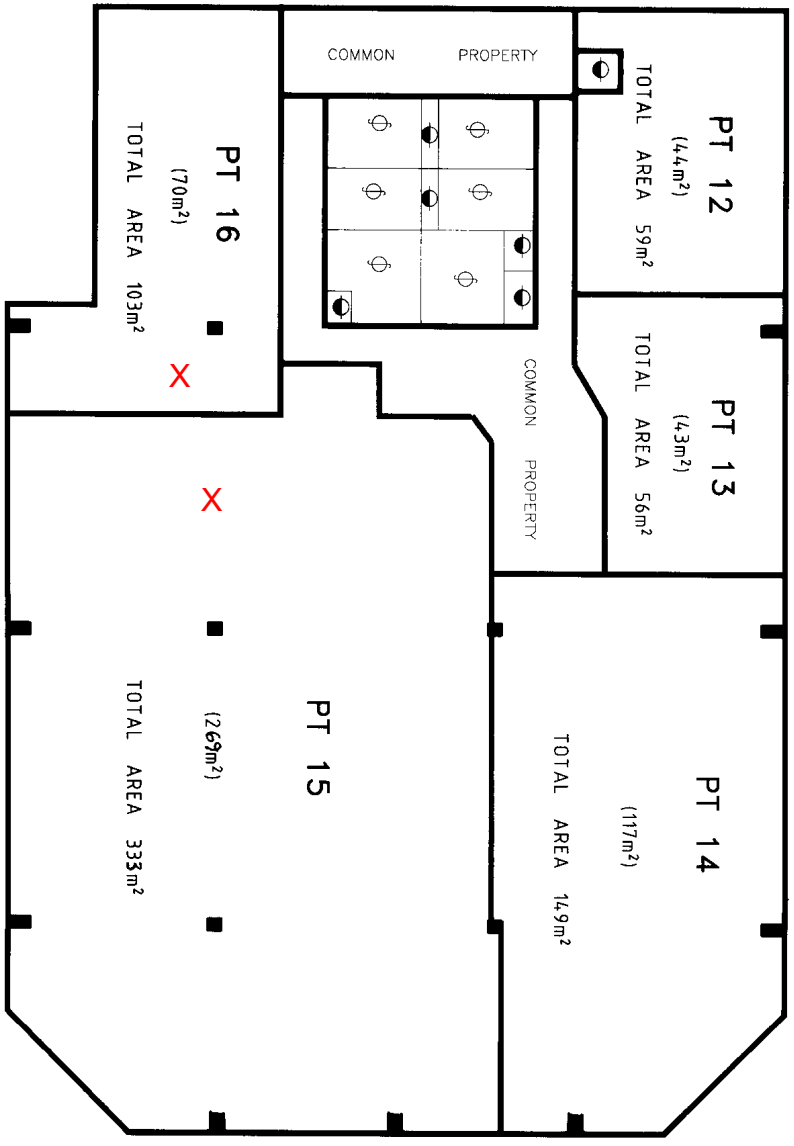
SECOND FLOOR



SCHEDULE OF UNIT ENTITLEMENTS

LOT	UNIT ENTITLEMENT
1	40
2	145
3	90
4	30
5	50
6	85
7	30
8	60
12	30
13	30
14	75
15	170
16	55
17	110
AGGREGATE	1000

SP49835



- ⊕ DENOTES COMMON PROPERTY
 - DENOTES DUCT (COMMON PROPERTY)
- AREAS ARE APPROXIMATE ONLY

Reduction Ratio 1: 150

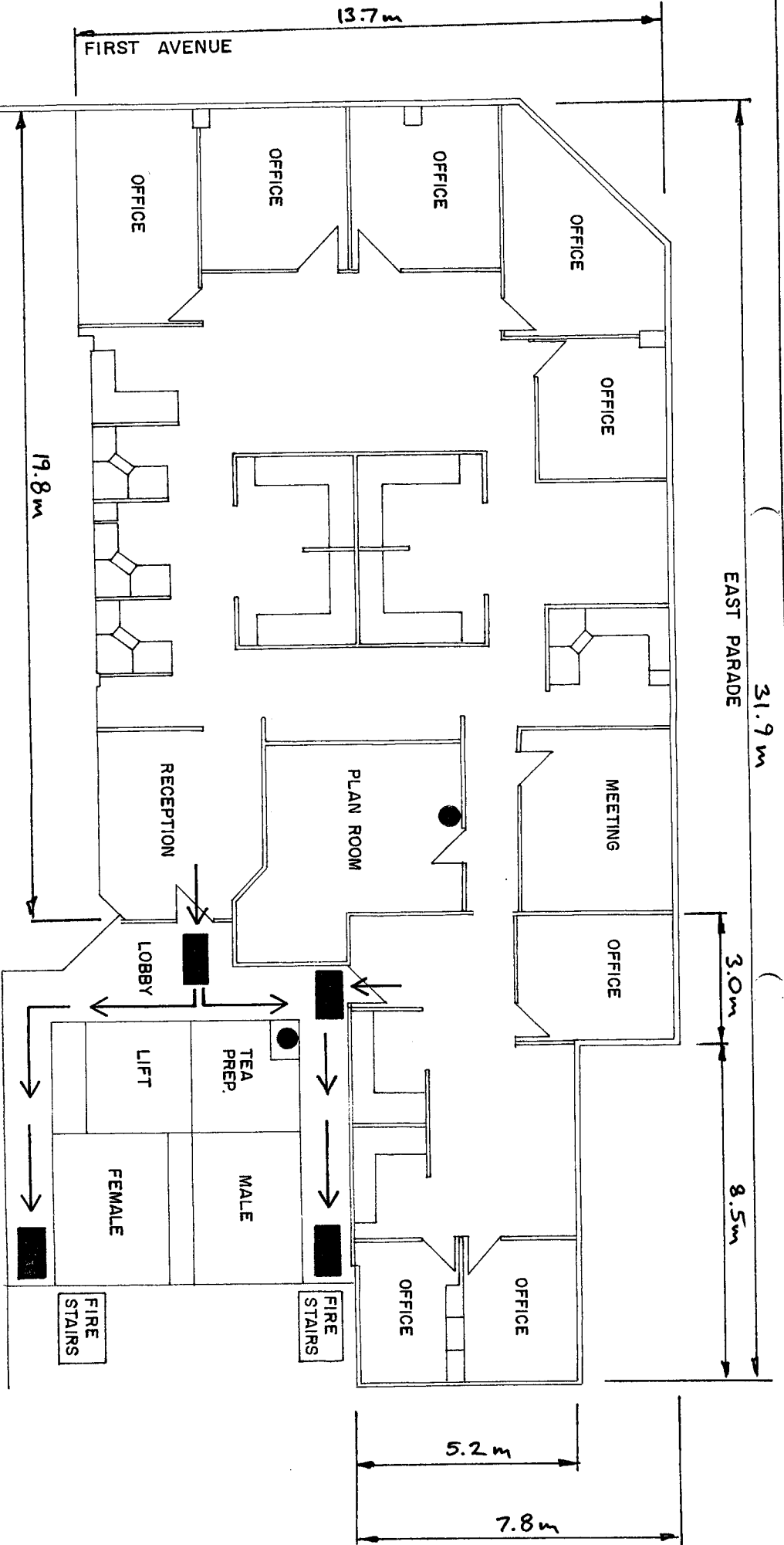
Lengths are in metres

Registered Surveyor

General Manager/Authorized Person

SURVEYOR'S REFERENCE: 5604-2D7

Floor plan supplied by Vendor



This plan was provided to Glass Meares by the Vendor. It shows an approximate office layout for the premises and includes space that is part of the common property for the building. Please note that some partitioning may have been removed, added or relocated since this plan was prepared. Any interested parties should make their own investigations to physically check that this plan is accurate. Glass Meares has no way of knowing whether any details or measurements herein are correct.

LEGEND

● FIRE EXTINGUISHERS

■ EXIT



Pells Sullivan Meynink Pty Ltd

PELLS SULLIVAN MEYNINK PTY LTD
SUITE 11.10 EAST PARADE
EASTWOOD NSW 2122