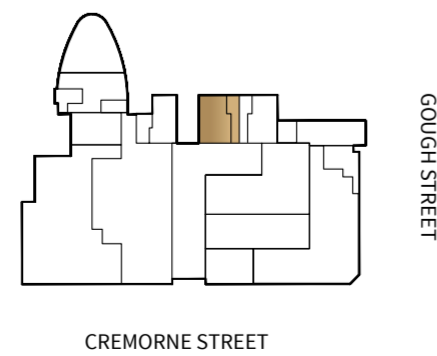


INTERNAL	107.2m ²
EXTERNAL	27.7m ²
TOTAL	134.9m²



WARM SHELL

- LED track lighting to office areas
- Polished concrete floors to office areas, exposed ceilings to slab above to all office areas
- Independent split-system air conditioning
- Fully constructed internal stairs with powder-coated metal handrails and balustrades
- Fully fitted bathroom and kitchenette with ceilings and tiled floor

Dimensions and areas are approximate and are subject to change. All dimensions must be verified on site for accuracy prior to any interior fit-out. Prospective purchasers must rely on their own enquiries and should refer to plans, terms and conditions in the contract of sale.