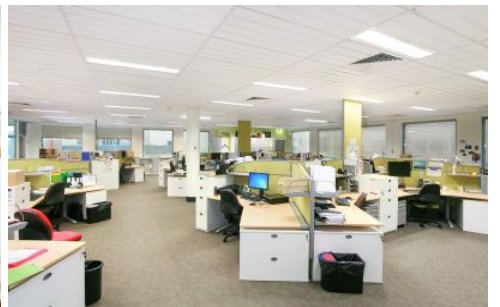


GUNNING



Level 2/2.02/12 Butler Road Hurstville NSW

7 🚗

Gunning Commercial are pleased to present this immaculately presented office space occupying half of level 2 in this high quality suburban office building.

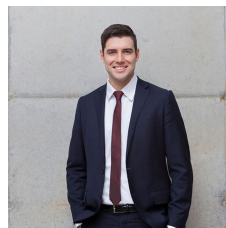
In its current configuration the suite features a strong mix of open and partitioned space offering an excellent and balanced working environment suitable for many users (floor plans attached). Can also be converted back to base building by request.

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

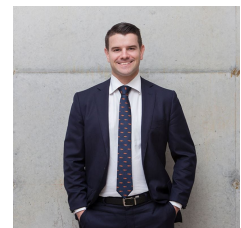
LOCATION

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

Building Size : 406 sqm
Land Size : 406 sqm
View : <https://www.gunningre.com.au/lease/nsw/st-george/hurstville/commercial/offices/5730923>

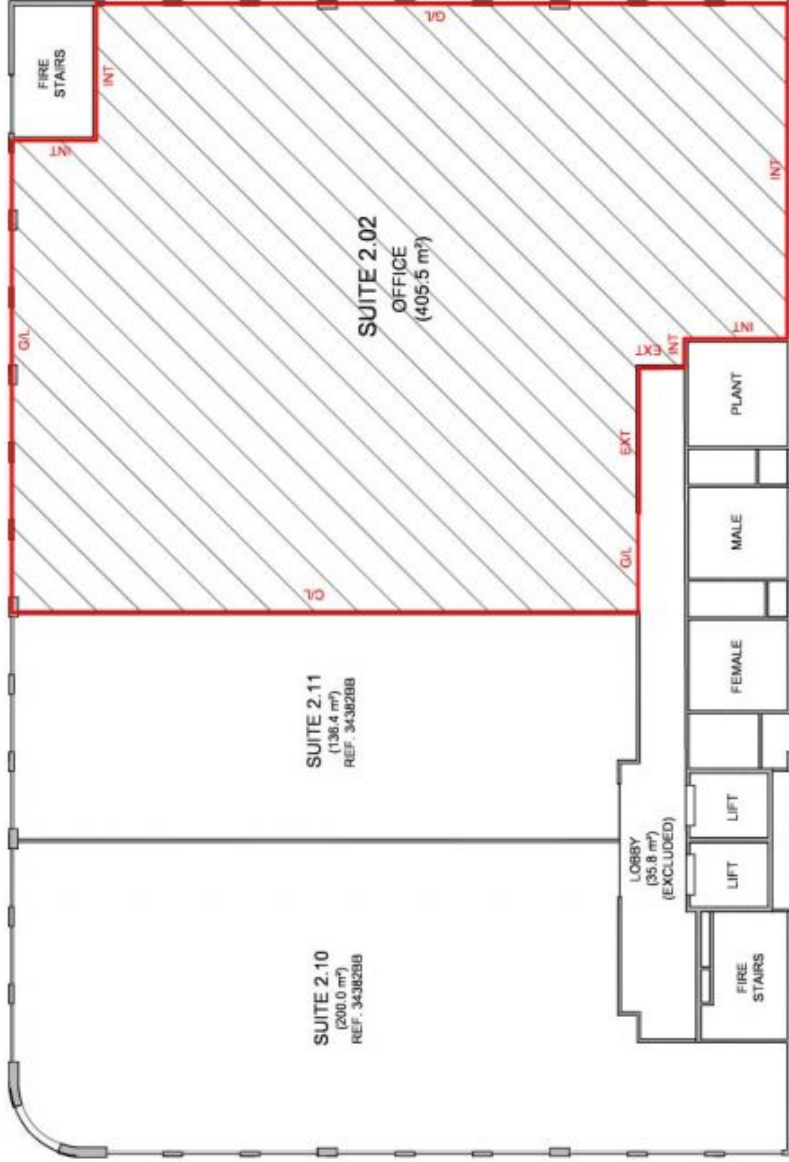


James McKenny
(02) 9310 9208



William Gunning
(02) 9310 9207

LETTABLE AREA PLAN FOR LEVEL 2, 12 BUTLER ROAD, HURSTVILLE, NSW



SCHEDULE OF AREAS

SUITE 2.10	200.0 m ²
SUITE 2.11	136.4 m ²
SUITE 2.02	405.5 m ²
TOTAL AREA	741.9 m²



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 21/11/2010)

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 2, 12 BUTLER ROAD,
HURSTVILLE, NSW**

DATE: 21/12/2010

SHEET 4/7

REF: 37874BB

REV: A

SCALE: 1: 150 at A3

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