



## 202/100 New South Head Road, Edgecliff



### Modern and Prominent Office or Medical Suites In Ideal Location

Unique opportunity to advantage of a substantial open plan office or medical suite in one of the Eastern Suburbs' most sought after commercial/medical hubs.

#### Features:

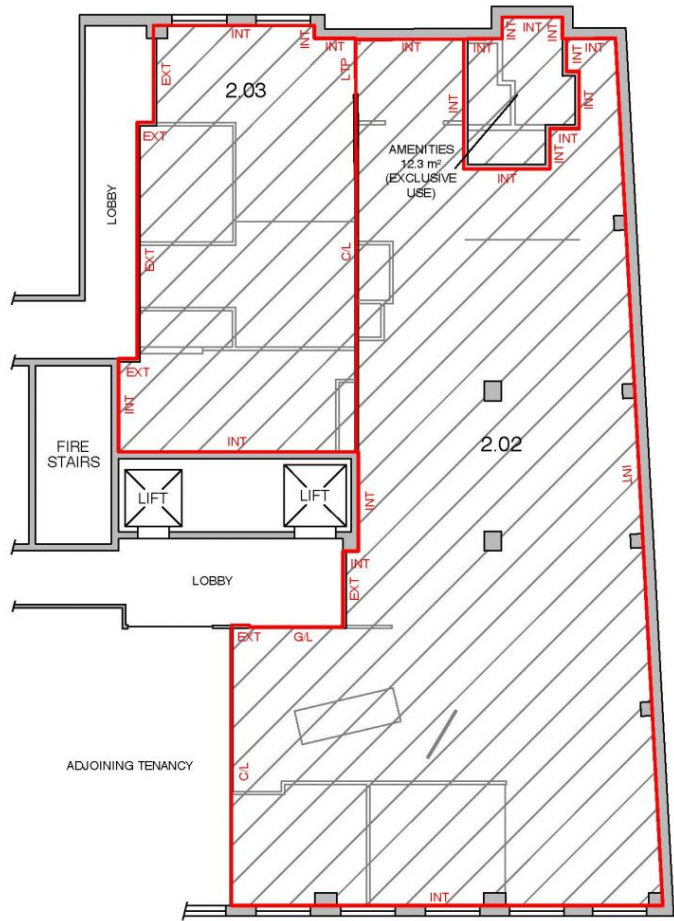
Ideally located on New South Head Road, only 200 meters to Edgecliff bus/rail interchange, Edgecliff Shopping Center & Eastpoint Food Fair. Approximately five minutes' drive or train to Sydney CBD & Bondi Junction.

Contact Agent

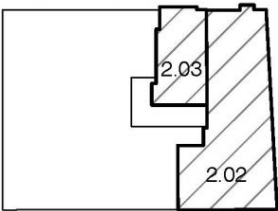
View  
As advertised or  
By appointment

Joshua Allen  
0404 184 158

LETTABLE AREA PLAN FOR SUITE 2.02 & 2.03, LEVEL 2, 100 NEW SOUTH HEAD ROAD, EDGECLIFF, NSW



INT - INTERNAL FACE  
EXT - EXTERNAL FACE  
C/L - CENTRELINE WALL  
G/L - GLASS LINE  
C/C - CENTRELINE OF COLUMN  
LTP - LINE OF TENANCY PRODUCED



NEW SOUTH HEAD ROAD  
LOCATION PLAN  
NOT TO SCALE

SCHEDULE OF AREAS

SUITE 2.02	
OFFICE	222.4 m <sup>2</sup>
AMENITIES	12.3 m <sup>2</sup>
TOTAL SUITE 2.02	234.7 m <sup>2</sup>
SUITE 2.03	77.4 m <sup>2</sup>
TOTAL AREA	312.1 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 25/05/2018)

PARTITIONS SHOWN AS PER CLIENT INSTRUCTION

GUIDELINES USED

NET LETTABLE AREA



PLAN PREPARED FOR:  
**SANWA**

LETTABLE AREA PLAN  
SUITE 2.02 & 2.03, LEVEL 2,  
100 NEW SOUTH HEAD ROAD, EDGECLIFF, NSW

DATE: 25/05/2018	
REF: 67276	REV: A
DRAWN: SB	CHECKED: CLA
SCALE: 1:125 @ A3	SHEET: 1 of 1

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