

## 14 William Street Raymond Terrace NSW

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**LOCATION:** The township of Raymond Terrace is located approximately 190kms north of Sydney on the Pacific Highway and approximately 30kms northwest of the city of Newcastle. The subject property has a commanding presence in a prominent position in the centre of the CBD

**SITE AREA:** Approximately 500m<sup>2</sup>

**DESCRIPTION:** Substantial two storey brick and tile building offering ground floor, occupied by the National Australia Bank, and additional retail/commercial space on the 1st floor which can be let to an additional lessee

**BUILDING AREAS:** Ground Floor - 337.7m<sup>2</sup> (occupied by National Australia bank)

First Floor - 150.2m<sup>2</sup> (Currently available for lease)

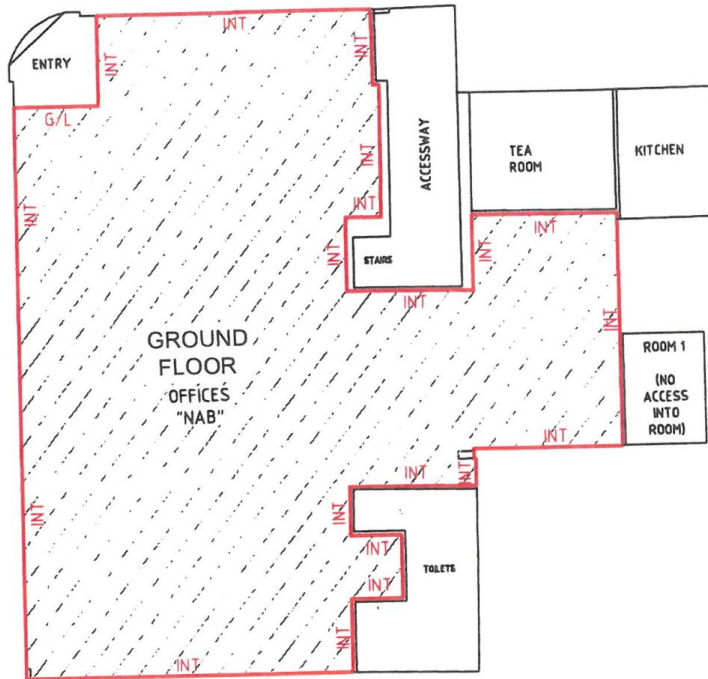
**TOTAL AREA** - 487.9m<sup>2</sup> (As per plans supplied)

**Building Size** : 488 sqm  
**Land Size** : 488 sqm  
**View** : <https://www.dowlingterrace.com.au/sale/nsw/port-stephens/raymond-terrace/commercial/offices/7571909>



**Gregg Bates**  
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# GROUND FLOOR



KEY:  
INT - INTERNAL FACE OF WALL  
G/L - GLASS LINE

0 3 6  
Meters  
SCALE 1:200

## SCHEDULE OF AREAS

GROUND FLOOR - OFFICE 257.7m<sup>2</sup>  
LEVEL 1 - OFFICE 92.0m<sup>2</sup>

**TOTAL 315.4m<sup>2</sup>**

**LETTABLE AREA**



### NOTE:

GROUND FLOOR - OFFICE AREA DOES NOT INCLUDE THE FOLLOWING AREAS

ENTRY	6.1m <sup>2</sup>
KITCHEN	11.6m <sup>2</sup>
STAIRS/ACCESSWAY	20.5m <sup>2</sup>
TOILETS	17.8m <sup>2</sup>
TEA ROOM	15.8m <sup>2</sup>
ROOM 1	8.2m <sup>2</sup>

### METHOD OF MEASUREMENT

AREAS HAVE BEEN MEASURED IN ACCORDANCE WITH THE PROPERTY COUNCIL OF AUSTRALIA (PCA) METHOD OF MEASUREMENT FOR LETTABLE AREA (MARCH 1997)

GUIDELINES USED - GROSS LETTABLE AREA RETAIL

**CRUX**  
SURVEYING  
CONSTRUCTION • CIVIL • CADASTRAL

Project: WILLIAM STREET, RAYMOND TERRACE

Item / Section: GROSS LETTABLE AREA RETAIL

Drawn: DMG

Design:

Drawing Title: GROSSLETTABLE AREA RETAIL SURVEY OF NAB WILLIAM STREET, RAYMOND TERRACE  
SHEET 1 OF 2 GROUND FLOOR

Checked: SRA

Approved: SRA

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Scale: 1:200 Date: 21/08/13 Cad File: 110444-LA-001 [A]DWG

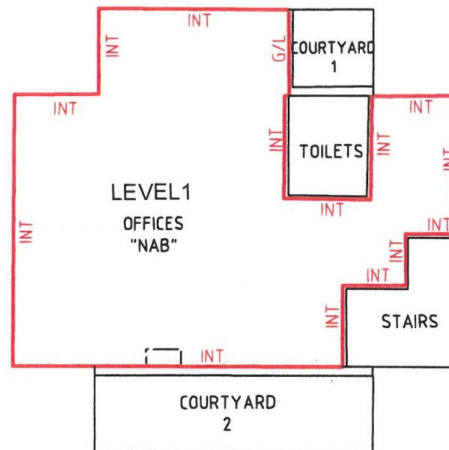
Drawing No: 110444-LA-001 [A]

Issue: A





## LEVEL 1



KEY:  
INT - INTERNAL FACE OF WALL  
G/L - GLASS LINE

0 3 6  
SCALE 1:200 Meters

### SCHEDULE OF AREAS

GROUND FLOOR - OFFICE	257.7m <sup>2</sup>
LEVEL 1 - OFFICE	107.2m <sup>2</sup>
<b>TOTAL</b>	<b>364.9m<sup>2</sup></b>

### LETTABLE AREA



### NOTE:

LEVEL 1 - OFFICE AREA DOES NOT INCLUDE THE FOLLOWING AREAS	
COURTYARD 1	5.7m <sup>2</sup>
COURTYARD 2	19.8m <sup>2</sup>
STAIRS	10.3m <sup>2</sup>
TOILETS	7.2m <sup>2</sup>

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**GUIDELINES USED - GROSS LETTABLE AREA RETAIL**