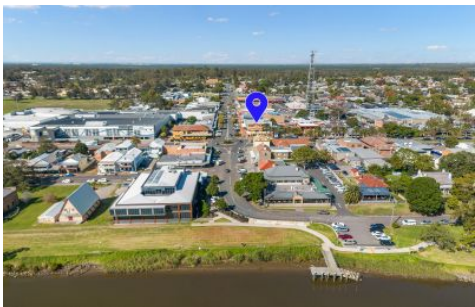


DOWLING

PROPERTY



14 William Street Raymond Terrace NSW

3 🚗

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 500m²

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

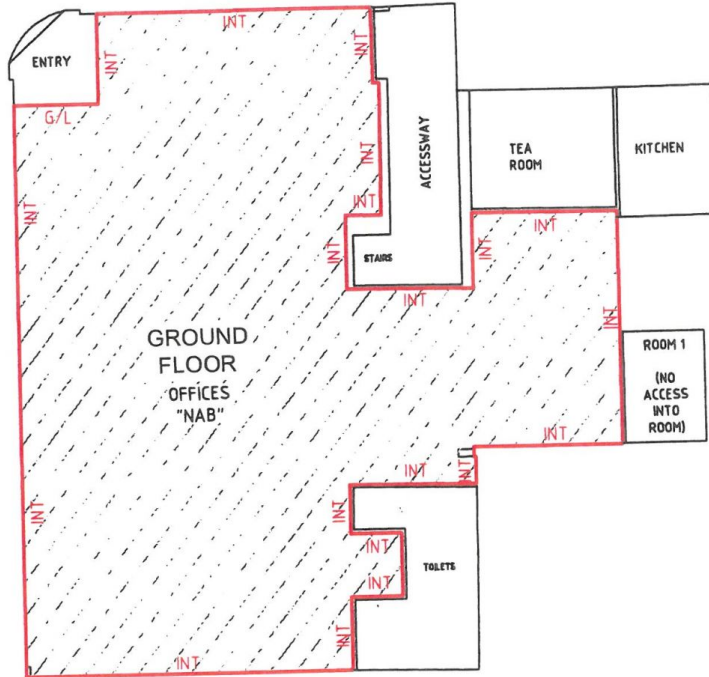
BUILDING AREAS: Ground Floor - 337.7m² (occupied by National Australia bank)
First Floor - 150.2m² (Currently available for lease)
TOTAL AREA - 487.9m² (As per plans supplied)

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
0418 416 343

GROUND FLOOR



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



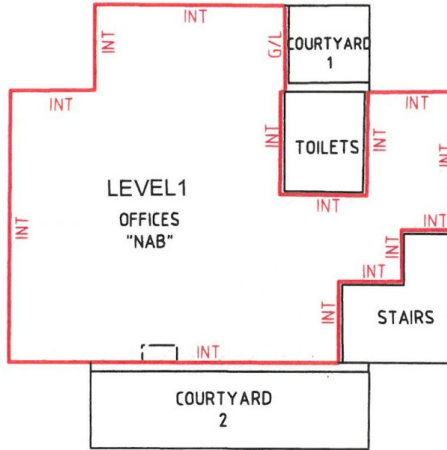
SCHEDULE OF AREAS	
GROUND FLOOR - OFFICE	257.7m ²
LEVEL 1 - OFFICE	92.0m ²
TOTAL	315.4m²
LETTABLE AREA	
NOTE:	
GROUND FLOOR - OFFICE AREA DOES NOT INCLUDE THE FOLLOWING AREAS	
ENTRY	6.1m ²
KITCHEN	11.6m ²
STAIRS/ACCESSWAY	20.5m ²
TOILETS	17.8m ²
TEA ROOM	15.8m ²
ROOM 1	8.2m ²
METHOD OF MEASUREMENT	
AREAS 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	



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	Scale: 1:200	Date: 21/08/13
MIRANDA NORTH SYDNEY BRISBANE		Card File: 110444-LA-001 [A]DMG	Issue: A
W www.cruxsurveying.com.au E info@cruxsurveying.com.au		Drawing No: 110444-LA-001 [A]	
P.O. Box 391, Miranda, NSW, 1490 F (02) 9554 9937			
P (02) 80197132 / 0402089210 / 0404 850 381			



LEVEL 1



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



SCHEDULE OF AREAS	
GROUND FLOOR - OFFICE	257.7m ²
LEVEL 1 - OFFICE	107.2m ²
TOTAL	364.9m²
LETTABLE AREA	
NOTE:	
LEVEL 1 - OFFICE AREA DOES NOT INCLUDE THE FOLLOWING AREAS	
COURTYARD 1	5.7m ²
COURTYARD 2	19.8m ²
STAIRS	10.3m ²
TOILETS	7.2m ²
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	



Project: WILLIAM STREET, RAYMOND TERRACE		Item / Section: GROSS LETTABLE AREA RETAIL ¹	
Drawn: DMG	Design:	Drawing Title: GROSS LETTABLE AREA RETAIL SURVEY OF NAB WILLIAM STREET, RAYMOND TERRACE SHEET 2 OF 2 ; LEVEL 1	
Checked: SRA	Approved: SRA		
MIRANDA NORTH SYDNEY BRISBANE		Scale: 1:200	Date: 21/08/13
W www.cruxsurveying.com.au E info@cruxsurveying.com.au		Cad File: 110444-LA-001 [A]DWG	
P.O. Box 391, Miranda, NSW, 1490 F (02) 9554 9937		Drawing No: 110444-LA-001 [A]	Issue: A
P (02) 80197132 / 0402089210 / 0404 850 381			