

## 40 Port Stephens Street Raymond Terrace NSW

A rare opportunity to lease this "Project Designed" office building with the emphasis on quality finish throughout!

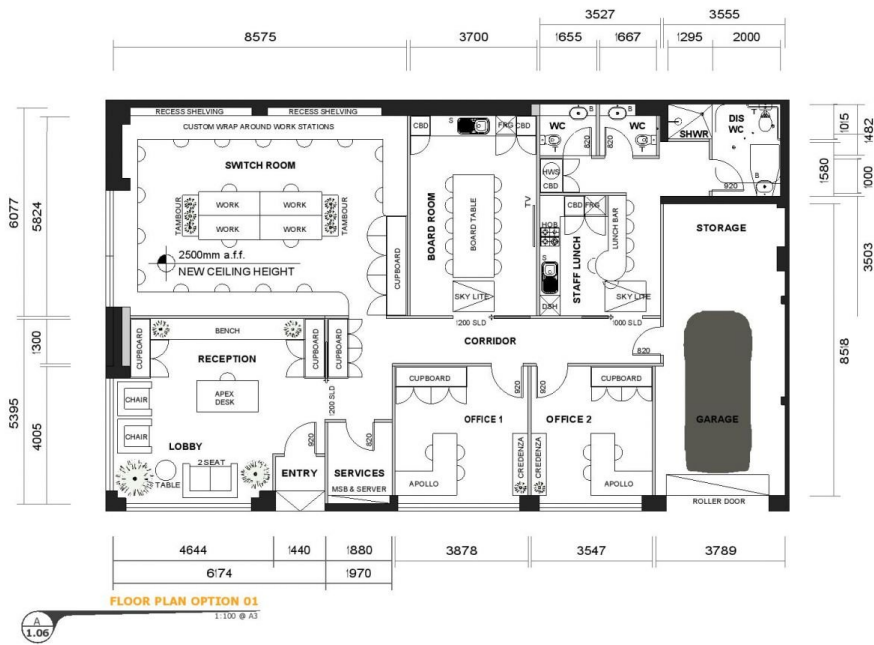
Ideally located on a main thoroughfare close to the centre of the CBD and featuring:

- \* Approximately 222m<sup>2</sup> of floor space
- \* Formal reception
- \* Large workspace hub
- \* Boardroom with kitchenette
- \* Deluxe kitchen with dining area
- \* 2 separate managers offices
- \* 3 W.C outlets, 1 disabled, 1 with WC and shower, all with floor to ceiling tiling
- \* Security system with camera monitoring
- \* Secure garaging with mezzanine storage
- \* Ducted air-conditioning

**Price** : \$35,000 pa  
**Building Size** : 222 sqm  
**View** : <https://www.dowlingterrace.com.au/lease/nsw/port-stephens/raymond-terrace/commercial/offices/7841819>



**Kerri Handford**  
0459 713 558



**Notes:**

1. **DISCLAIMER:** The information provided in this document is hereby accepted as the intellectual property of Bull & Bear Projects Pty Ltd and intended for the recipient only. The file, its attachments and contents should not be communicated to any other person, Corporation or Entity. Any breach of confidentiality or intellectual property rights including disclosure, file, its attachments and its contents to any third party without the express prior written consent of Bull & Bear Projects will result in damages and compensation for any loss incurred to Bull & Bear Projects. The recipient of this file hereby accepts that damages alone will not be deemed in full for such breach.
2. **WORK TO FIGURED DIMENSIONS ONLY.**
3. **THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT REGULATIONS, SERVICE BOOKS AND BULL & BEAR PROJECTS PTY LTD DRAWINGS AND SPECIFICATIONS.**
4. **GENERAL NOTES:** CARRY OUT ALL WORK IN COMPLIANCE WITH THE RELEVANT CODES OF PRACTICE, IN THE BEST TRADESPERSON LIKE MANNER TO THE APPROVAL OF THE AUTHORITIES HAVING JURISDICTION OVER THE WORKS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: NEW SOUTH WALES GOVERNMENT CURRENT BUILDING CODE OF AUSTRALIA & RELEVANT AUSTRALIAN STANDARDS, WATER & ENERGY AUSTRALIA CODES, REQUIREMENTS FOR CONSTRUCTION SERVICES TO BE VERIFIED BY ALL WORKERS PRIOR TO COMMENCEMENT OF WORK. ON ALL LEVELS & DRAINAGE ALL COORDINATES & LEVELS SHOWN ARE TAKEN FROM CLIENT PROVIDER AND SURVEY SUPPLIED AND NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OR SUBSEQUENT CHANGES IN LEVELS OR DIMENSIONS OR DISCREPANCIES IN DISCREPANCIES OF DOCUMENTED LEVELS, DIMENSIONS, LOCATIONS, DIMENSIONS, IN STRUCTURES, CLASHES OF SAME OR NON-COMPLIANCE WITH DRAWINGS, STANDARDS, SPECIFICATIONS OR THE BCA ARE TO BE REPORTED TO BULL & BEAR PROJECTS IMMEDIATELY AND PRIOR TO ANY WORKS COMMENCEMENT.

NO.	DESCRIPTION	NO.	DATE



Mitch Bates | Director  
 at: 171a Bunker Road, Adamstown NSW  
 2289  
 m: 0482 271 150  
 e: mitch@bullandbearprojects.com.au  
 w: www.bullandbearprojects.com.au

<b>CURB:</b>	Nick & Louinda Petricous
<b>SITE:</b>	40 Park Stephens Street Raymond Terrace NSW
<b>TITLE:</b>	FLOOR PLAN OPT 1
<b>SCALE AT A3:</b>	1:100
<b>DRAWN:</b>	MB
<b>CHECKED:</b>	MB
<b>DATE:</b>	12.10.19
<b>PROJECT NO.:</b>	18-274
<b>DRAWING NO.:</b>	A1.06
<b>REVISION:</b>	#C