

## GROUND FLOOR

**10,692 SQ FT**

**993.4 SQ M**

FLOOR	USE	SQ FT	SQ M
Third	Office	9,031	839.0
Second	Flexible Workspace	11,413	1,060.3
First	Flexible Workspace	11,477	1,066.3
Ground	Storage & Distribution	10,692	993.4
<b>TOTAL</b>		<b>42,613</b>	<b>3,958.9</b>

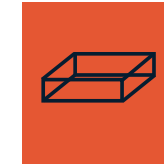
## WAREHOUSE SPECIFICATION



2x goods lifts



Loading capacity  
10kn/m<sup>2</sup>



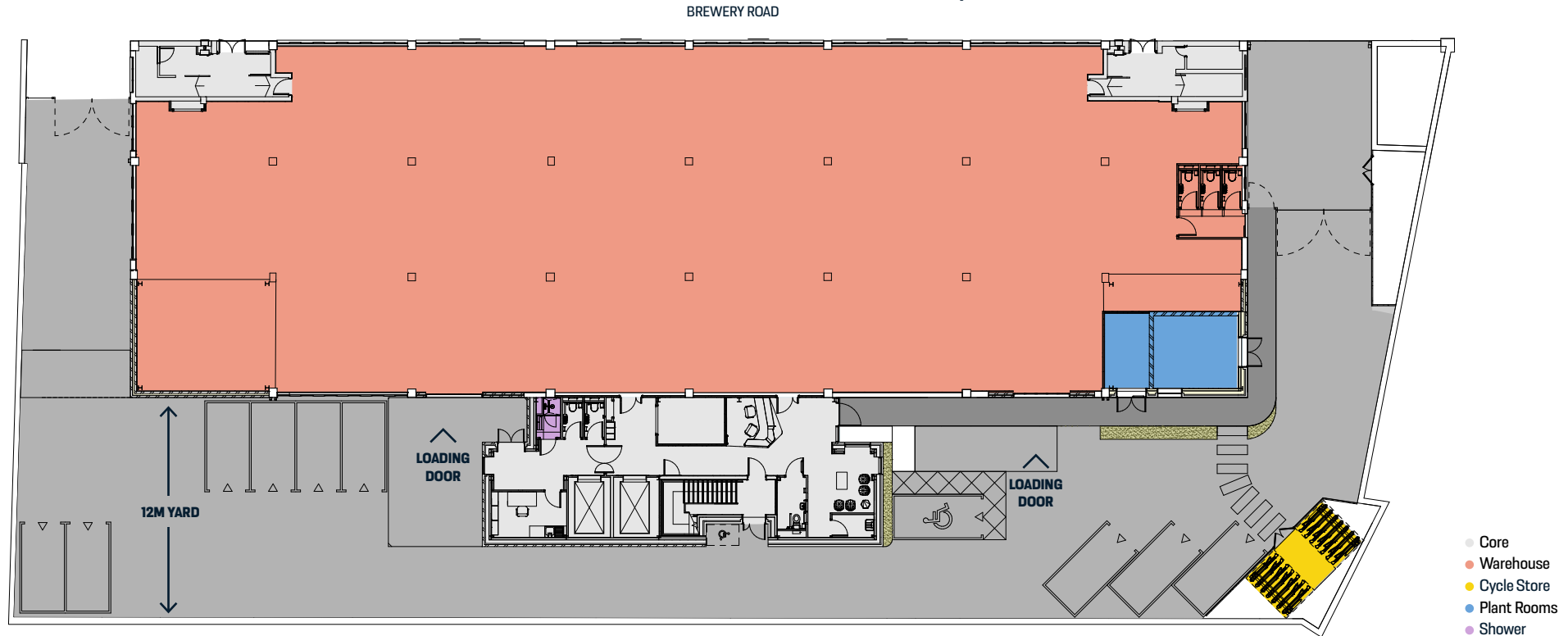
Concrete slab



2 level access loading doors



3m floor to ceiling height



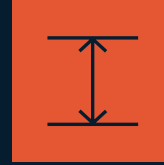
Not to scale. For indicative purposes only.

**FIRST FLOOR**  
**11,477 SQ FT**  
**1,066.8 SQ M**

**FLEXIBLE  
WORKSPACE  
SPECIFICATION**



Exposed services



2.6m floor-to-ceiling height



100mm raised floors

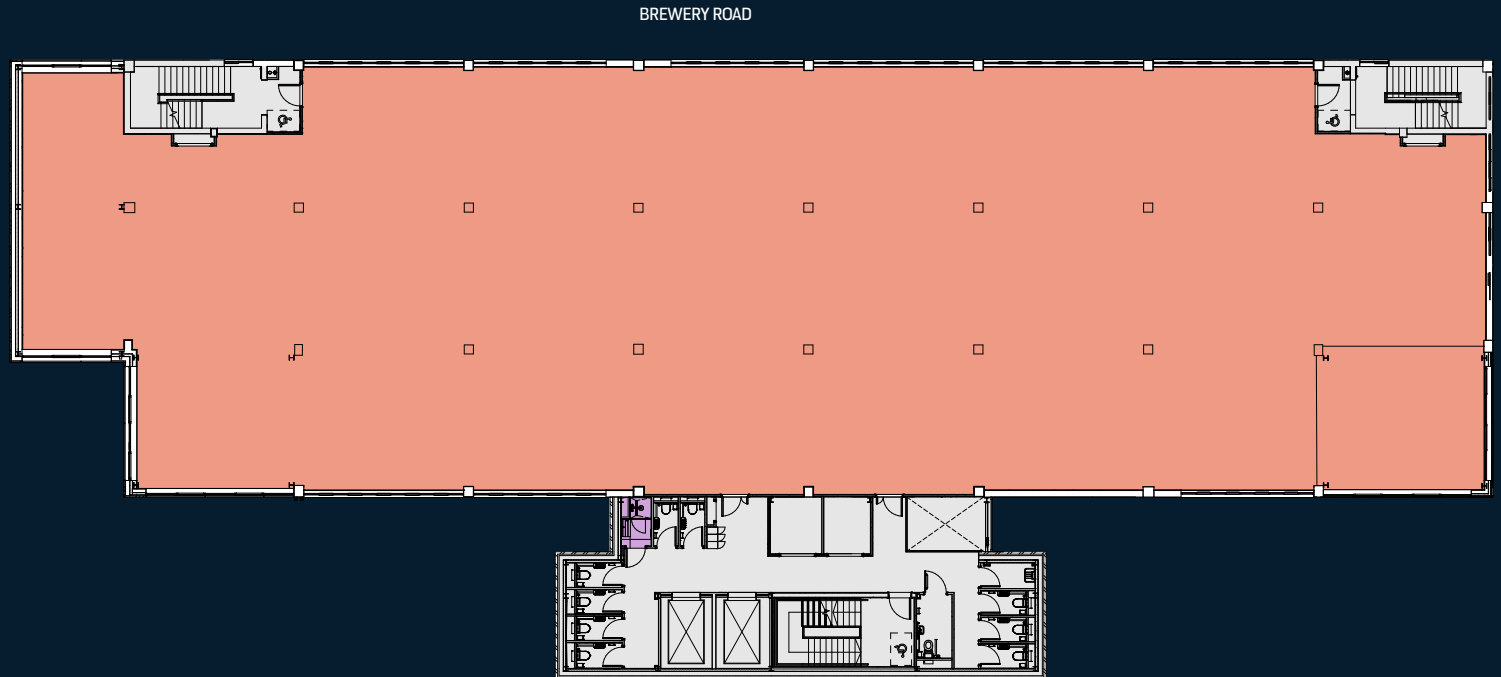


LG7 lighting



VRF air-conditioning

FLOOR	USE	SQ FT	SQ M
Third	Office	9,031	839.0
Second	Flexible Workspace	11,413	1,060.3
First	Flexible Workspace	11,477	1,066.8
Ground	Storage & Distribution	10,692	993.4
<b>TOTAL</b>		<b>42,613</b>	<b>3,958.9</b>



- Core
- Office
- Shower

 Not to scale. For indicative purposes only.

**SECOND FLOOR**  
**11,413 SQ FT**  
**1,060.3 SQ M**

**FLEXIBLE  
WORKSPACE  
SPECIFICATION**



Exposed services



2.6m floor-to-ceiling height



100mm raised floors



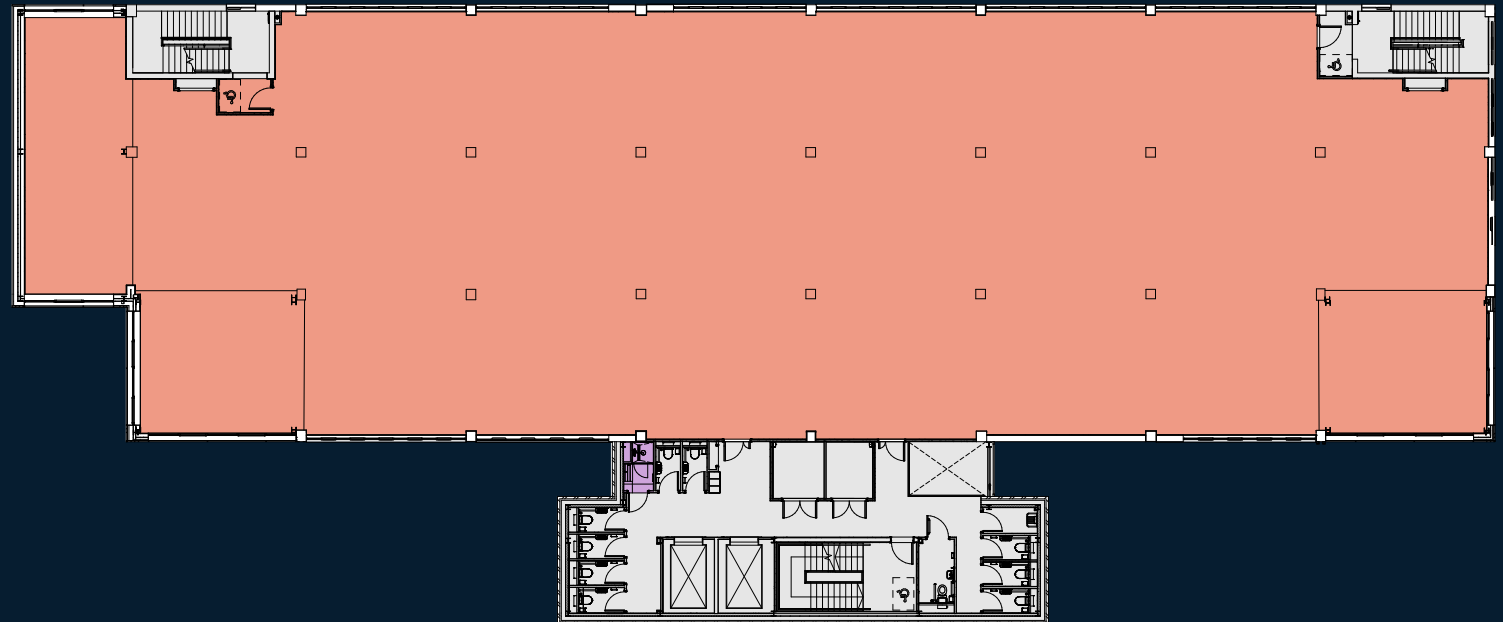
LG7 lighting



VRF air-conditioning

FLOOR	USE	SQ FT	SQ M
Third	Office	9,031	839.0
Second	Flexible Workspace	11,413	1,060.3
First	Flexible Workspace	11,477	1,066.3
Ground	Storage & Distribution	10,692	993.4
<b>TOTAL</b>		<b>42,613</b>	<b>3,958.9</b>

BREWERY ROAD



- Core
- Office
- Shower



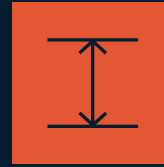
Not to scale. For indicative purposes only.

**THIRD FLOOR**  
**9,031 SQ FT**  
**839.0 SQ M**

**FLEXIBLE  
 WORKSPACE  
 SPECIFICATION**



Exposed services



2.6m floor-to-ceiling height



100mm raised floors

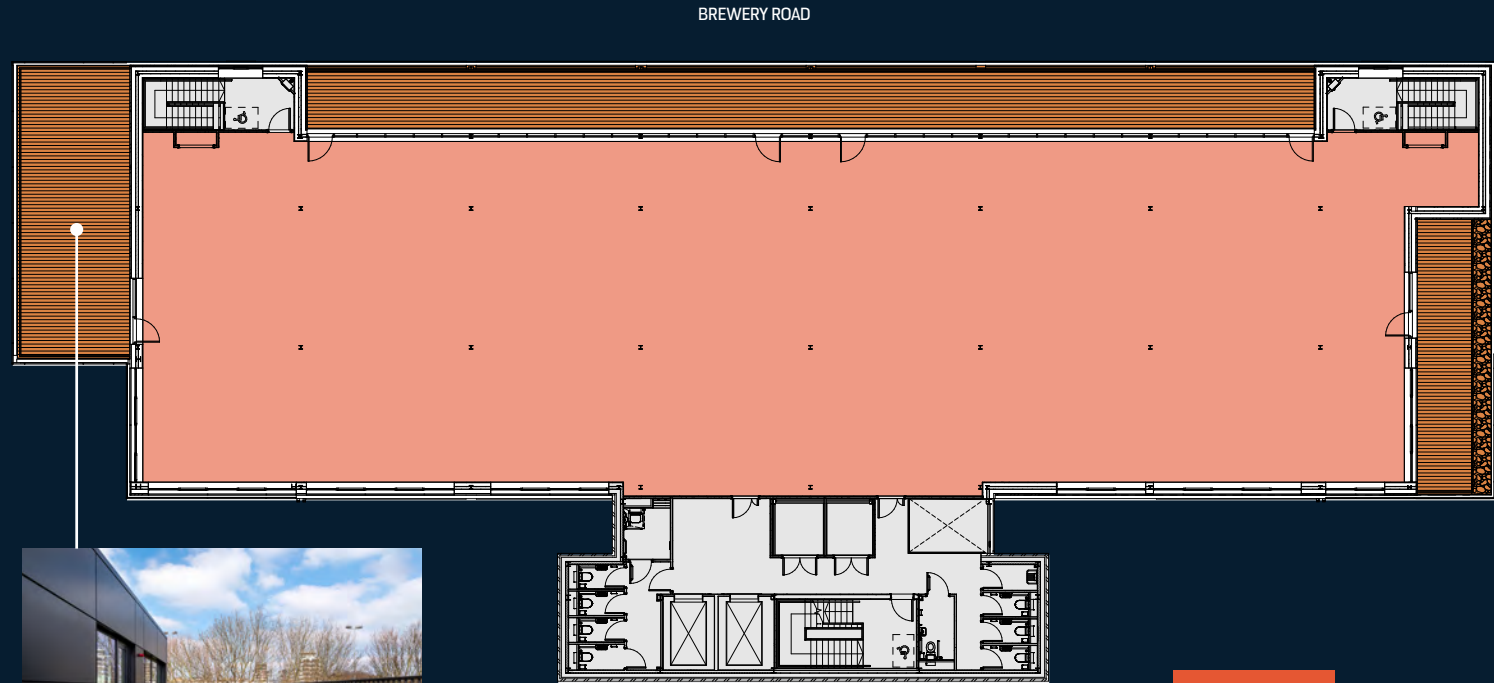


LG7 lighting



VRF air-conditioning

FLOOR	USE	SQ FT	SQ M
Third	Office	9,031	839.0
Second	Flexible Workspace	11,413	1,060.3
First	Flexible Workspace	11,477	1,066.3
Ground	Storage & Distribution	10,692	993.4
<b>TOTAL</b>		<b>42,613</b>	<b>3,958.9</b>



- Core
- Office
- Terraces

Not to scale. For indicative purposes only.



3 x terrace areas