



PREVIOUS OFFICE LOCATION PROVIDED BETTER IDENTITY AT CORNER OF ROADS 01 & 02.

IMPOSSIBLE WAREHOUSE FACADE ADJACENT RETAINING WALL AT ROUNDABOUT.

WAREHOUSE SHAPE INEFFICIENT & UNSUITABLE FOR RACKING. AREA REDUCED BY 1000m².

35m HARDSTAND

LEFT HAND DOWN TRUCK MANOEUVRE UNACCEPTABLE.

RAMPING DOWN 3m ONTO HARDSTAND NOT IDEAL FOR ARTICULATED TRUCKS.

Development Area Schedule	
Site Area	25,230 sqm
Warehouse	11,595 sqm
Office (2 level)	705 sqm
Dock Office 1 (1 level)	95 sqm
<b>Total Building Area</b>	<b>12,395 sqm</b>
Awning	971 sqm
Site Cover (exc. awning)	51 %
Floor Space Ratio	0.51 : 1
Hardstand Area	5,550 sqm
Light Duty Area	1,268 sqm
Carparking	61