



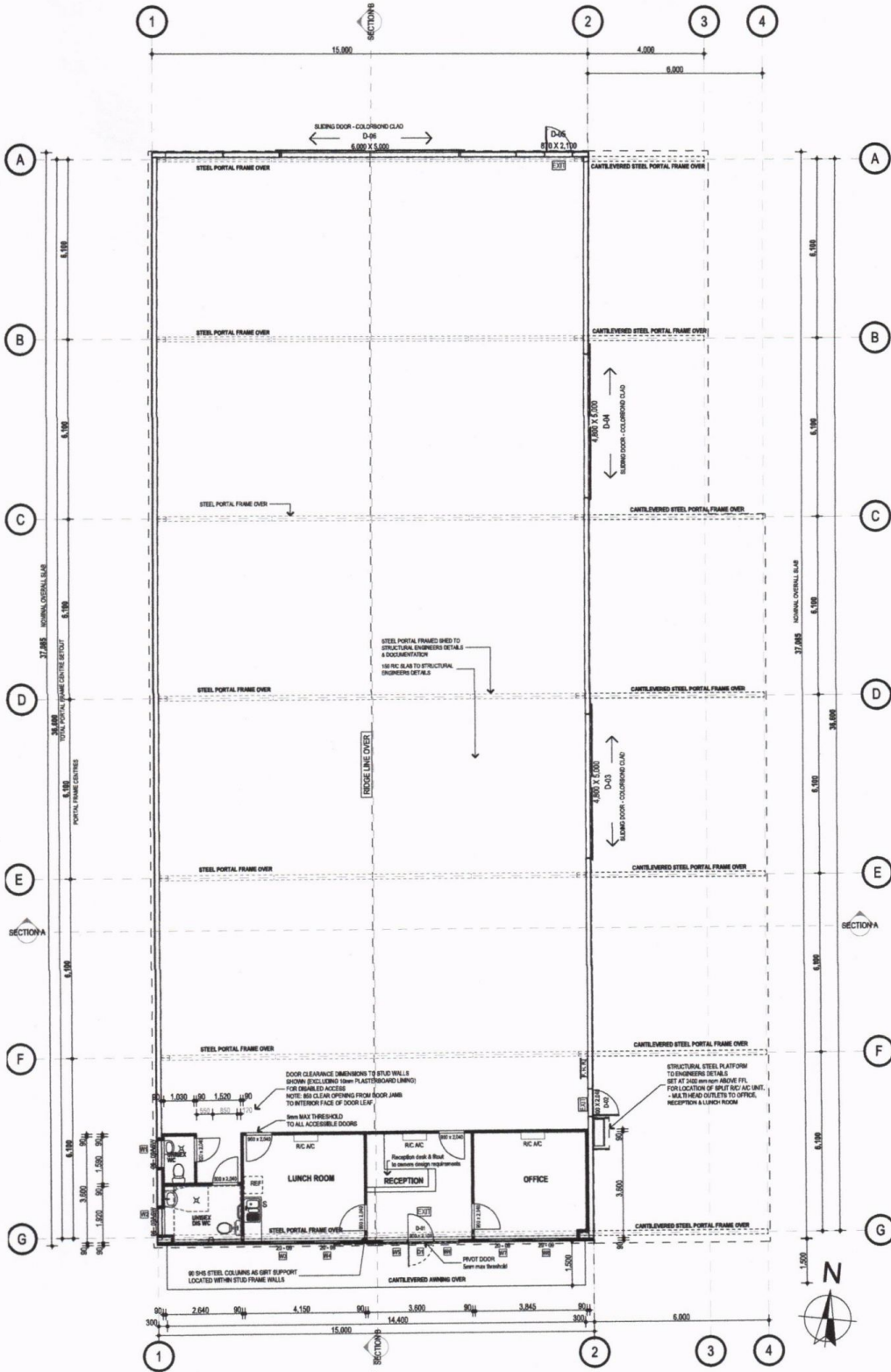
11 Swords Court Mudgee NSW

Excellent opportunity to lease a new industrial unit exceeding 550 m²
Includes offices, lunchroom, workshop with overhead crane and amenities
PLUS a further undercover area of approximately 200 m² opening onto a large yard.
Easy access to yard and building.

Building Size : 550 sqm
Land Size : 2414 sqm
View : <https://www.thepropertyshop.com.au/lease/nsw/dubbo-orana/mudgee/commercial/industrial/6916908>



June Lewis
02 6372 2222



AREA OF DEVELOPMENT	
STORAGE SHED (Excl Awning)	A: 499.51 m ²
OFFICE & AMENITIES	A: 56.71 m ²
TOTAL BUILDING AREA	A: 556.22 m²
AWNING - EAST	A: 196.06 m ²
AWNING - FRONT (SOUTH)	A: 21.74 m ²

WINDOW SCHEDULE	
PLAN No.	W1, W2, W3, W4, W5, W6, W7, W8
GLASS	SINGLE CLEAR GLASS, SINGLE CLEAR GLASS, SINGLE CLEAR LAMINATED GLAZING, SINGLE CLEAR LAMINATED GLAZING, SINGLE CLEAR LAMINATED GLAZING, SINGLE CLEAR LAMINATED GLAZING, SINGLE CLEAR LAMINATED GLAZING
FRAME	ALUM FRAMED - SLIDING, ALUM FRAMED - SLIDING, ALUM FRAMED - FIXED, ALUM FRAMED - FIXED, ALUM FRAMED - FIXED, ALUM FRAMED - FIXED

DOOR SCHEDULE	
PLAN No.	D1, D2, D3, D4, D5, D6, D7
FRAME	ALUMINUM COMMERCIAL GRAB FRAME, STEEL FRAME & STEEL CLAD DOOR, STEEL FRAME & STEEL CLAD DOOR, STEEL FRAME & STEEL CLAD DOOR, STEEL FRAME & STEEL CLAD DOOR
GLASS	SINGLE CLEAR, LAMINATED GLASS

NOTE: REFER TO SUMMARY OF SECTION J FOR ALL GLAZING COMPLIANCE REQUIREMENTS

FLOOR PLAN
1:100

DRAWING TO SCALE ON A2 SIZE SHEET ONLY

BUILDING CLASSIFICATION: CLASS 5 & 8	CLIENT: S A CARR & CO PTY LTD	
	PROJECT: INDUSTRIAL DEVELOPMENT	
	SITE ADDRESS: 11 SWORDS COURT MUDGEE	
	SHEET DESCRIPTION: FLOOR PLAN	
ISSUE	DATE	DESCRIPTION
B	18.4.19	PRELIMINARY SKETCH PLAN

Preferred Design & Drafting
30 Lewis Street
Mudgee NSW 2850
ph: 0263724397 Mob: 0429600160
email: marian@preferred-design.com.au

SITE AREA: 3054 sq m	
D.P. NUMBER: 107716	
DATE: 18.4.19	DRAWING No: 2
DRAWN: M. Palmer	PROJECT No: 106.19
SCALE: 1:100, 1:200, 1:500	