

CORPORATION

HQ

Premium business suites/café opportunities
developed for *your* business headquarters.

Experience.

Elders

Nicoll & Ireland

11 Corporation Avenue Bathurst

CORPORATION

HQ

An impressive Bathurst location
ideal for *your* business.

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CORPORATION
HQ

- 7 new strata titled ultimate exposure units
- Landmark retail/commercial gateway site
- A genuine solid investment opportunity
- Underpinned by strong trade and Bathurst Council's iconic events calendar
- Strong returns, low risk with tax benefits for the astute investor or occupier
- Relocate your business now – cheaper than paying rent

Experience.

Elders

Nicoll & Ireland

The headquarters for *your* business.

11 Corporation Avenue Bathurst



Elders Nicoll & Ireland

The gateway to *your* future.

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CORPORATION

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Room to grow *your* business.

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GREAT WESTERN
HIGHWAY

BATHURST
CBD

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CONSTRUCTION HIGHLIGHTS

(strictly as per Contract for Sale)

- 2504 of 150mm thick External & Internal precast wall panels
- Full height 150mm thick pre-cast internal dividing walls
- 155m² of 125mm thick pre-cast retaining wall
- Painting to all external precast walls except retaining walls and Elevations C & E

SHOPFRONT WINDOWS & DOORS

- Powder coated aluminium framed glazed shopfront entry's per unit as per plans
- Powder coated aluminium framed windows as per plans

ROOF & WALL CLADDING

- 1658 m² of 0.42BMT Colorbond Trimdeck to roof and awnings
- R1.5 50mm Insulation blanket to roof
- Lightweight Sandwich panel dividing wall to units 2 & 3

PANEL DOORS

- 4000mmW x 4500mmH Electric 100mm panel roller shutter doors

ELECTRICAL

- Three phase 100amps with sub board in MSB. MSB to be wall mount Single Phase to each unit
- 2 x DGPO per unit
- External LED flood lights
- LED high bay lighting to units
- Exit and emergency lighting as required
- Conduits to Accept NBN to each Unit

PLUMBING

- Install and connection of sewer to each unit
- Install and connection of stormwater to each unit
- Install and connection of mains water to each unit
- Install and connection of all fittings & fixtures to amenities block
- Grease Trap availability Units 1, 2 & 3

LANDSCAPING

- Tall Fescue Turf as per plans
- Trees & plants to landscaping design
- Irrigation to all gardens & turf areas

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AREA & PRICE SCHEDULE

UNIT	AREA m ²	Price \$
UNIT 1	216m ²	\$446,000
TERRACE (PT 1)	117m ²	\$96,500
UNIT 2	192m ²	\$395,000
TERRACE (PT 2)	103m ²	\$85,000
UNIT 3	192m ²	\$395,000
TERRACE (PT 3)	86m ²	\$75,000
UNIT 4, PT 4	151m ²	\$339,000
UNIT 5, PT 5	221m ²	\$459,000
UNIT 6, PT 6	191m ²	\$395,000
UNIT 7, PT 7	162m ²	\$385,000

(ALL PRICES +GST)



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Select *your* space.

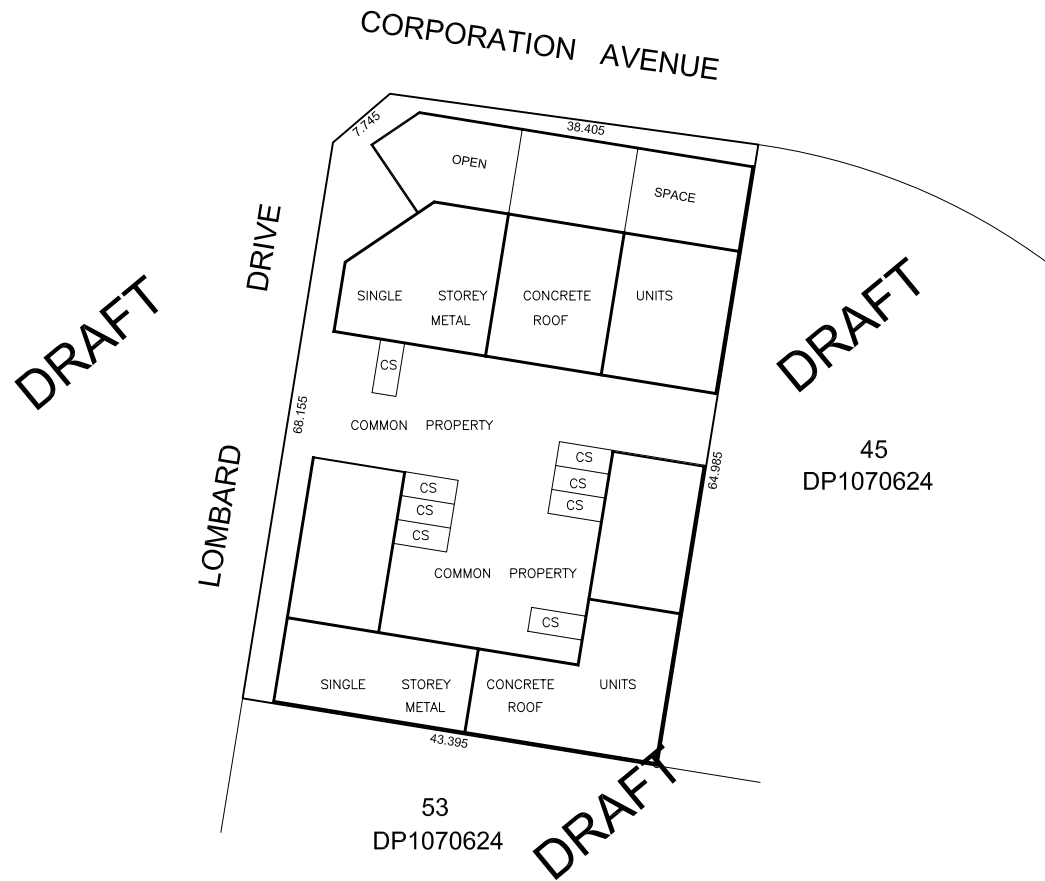
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STRATA PLAN FORM 2 (A3)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet No. 1 of 2 Sheets

LOCATION PLAN



CS DENOTES CAR PARKING SPACE

AREAS ARE APPROXIMATE FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015.

Surveyor:
of TABLELANDS & BUTTSWORTH SURVEYORS
71 BENTINCK STREET, BATHURST NSW 2795
Surveyor's Reference: 18201TSP(2)
Subdivision No.
Lengths are in metres. Reduction Ratio 1: 400

Registered

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150

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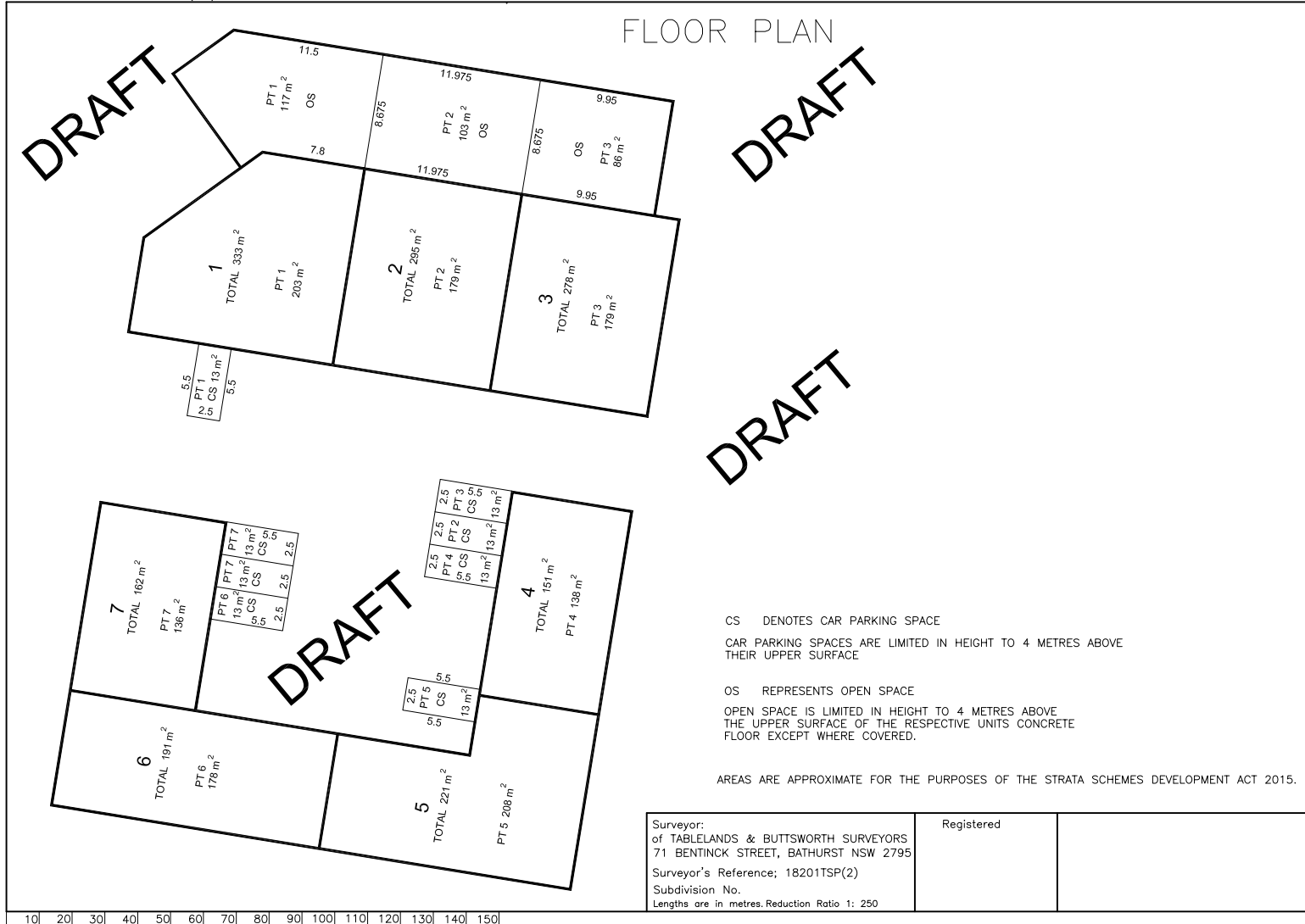
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STRATA PLAN FORM 2 (A3)

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Sheet No. 2 of 2 Sheets



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With over 40 years' experience in the construction industry, Akura delivers a high end, customised build in Corporation HQ including careful consideration of requirements - future-proofing your space and allowing for your business to expand or change as you do.

akura.com.au

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Solid foundations for *your* business.

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Looking to purchase and require finance, contact our preferred lender, Reliance Bank, your locally owned member bank.

For prompt and personal service contact one of our Commercial Lending specialists:

Mark Haley Regional Development Manager, Central West

M: 0427 404 139

E: mhaley@reliancebank.com.au

Jodie Lane Relationship Manager - Central West

M: 0427 462 363

E: jlane@reliancebank.com.au

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Enquire for *your* business.

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eldersrealestate.com.au

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