



# CRABTREES REAL ESTATE

### AREA ANALYSIS

RESTRICTED RETAIL	GROSS AREA	NETT AREA	ALLOCATED CAR SPACES
UNIT 1	16502	15502	4
UNIT 2	21602	21102	6
UNIT 3	35102	33602	11
UNIT 4	41202	37802	11
UNIT 5	42002	38402	11
UNIT 6	10202	98402	2
UNIT 7	10202	98402	2
UNIT 8	11202	10502	3
WAREHOUSE	45002	42702	8
OFFICE	10002	11702	6
UNIT 10	10002	11702	6
TOTAL	258002	232402	81

### PARKING ANALYSIS

ALLOCATED CAR PARKING PROVIDED	81
ADDITIONAL UN-ALLOCATED CAR PARKING PROVIDED	16
TOTAL CAR PARKING PROVIDED	97

### LIGHTING

ALL CAR PARKS STANDED BY 1.5M LONG & 2.0M WIDE. DIMENSIONS ARE 1.5M LONG & 2.0M WIDE. IMPROVED CROSSOVERS TO AN INDUSTRIAL STANDARD TO COMPLY WITH RELEVANT AUTHORITIES SATISFACTION.

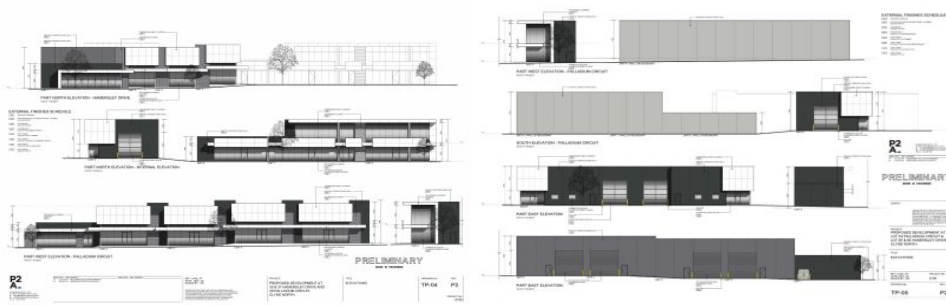
### SITE/FLOOR PLAN

SCALE IN METRES 1:200 @ A1



PRELIMINARY WORK IN PROGRESS

**P2 A** REF: 0106, TP DATE: 08/23 DRAWN BY: SR  
 PROJECT: PROPOSED DEVELOPMENT AT 35 & 37 HAMERSLEY DRIVE AND 48 PALLADIUM CIRCUIT, CLYDE NORTH.  
 TITLE: SITE/FLOOR PLAN  
 DRAWING No: TP-02  
 REV: P2  
 PROJECT No: 0106



## 35 & 37 Hamersley Drive & 48 Palladium Circuit Clyde North VIC

Join Bunnings, Aldi, RSEA, Repco, Hungry Jacks, PETstock, Plus Fitness and Salvos.

This new business centre will be constructed within Element Business Park neighbouring Bunnings and the Clyde North Lifestyle Centre.

This prime centre provides an excellent opportunity for retail, wholesale, service and distribution operators to lease prime tenancies with abundant on-site parking and exposure.

### Features

+ Retail tenancies from 107 sqm to 1,500 sqm

Price : Contact Agent  
View : <https://www.crabtrees.com.au/sale/vic/south-east/clyde-north/project/other/6404269>



**Grant Tishler**  
(03) 95678888



**Andrew Loudon**  
0422 618 975