

## Information Schedule

UNIT 1	
Warehouse	11,910 m <sup>2</sup>
Office & Amen A	138 m <sup>2</sup>
Office & Amen B	89 m <sup>2</sup>
First Floor Office	265 m <sup>2</sup>
Mezzanine Office & Amen	91 m <sup>2</sup>
<b>Total Area</b>	<b>12,493 m<sup>2</sup></b>

UNIT 2	
Warehouse	11,791 m <sup>2</sup>
Office & Amen C	273 m <sup>2</sup>
Office & Amen D	78 m <sup>2</sup>
First Floor Office	615 m <sup>2</sup>
Mezzanine Office	89 m <sup>2</sup>
<b>Total Area</b>	<b>12,846 m<sup>2</sup></b>

**Total Building Area** **25,339 m<sup>2</sup>**

Canopy A	647 m <sup>2</sup>
Canopy B	626 m <sup>2</sup>
Canopy C	918 m <sup>2</sup>

**Disclaimer:** This plan has been prepared for marketing purposes only. Interested parties should undertake their own enquiries as to the accuracy of the information. Areas are approximate and dimension rounding may result in area discrepancies.

Plan  
Prepared  
For:

**151 PROPERTY**

**MARKETING DRAWING**  
135-153 Boundary Road  
LAVERTON NORTH, VIC

Date: 10/03/2009

Ref: 34446IN Rev: 0

Scale: 1: 800 at A3

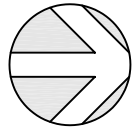
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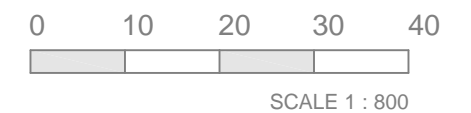
FITZGERALD ROAD



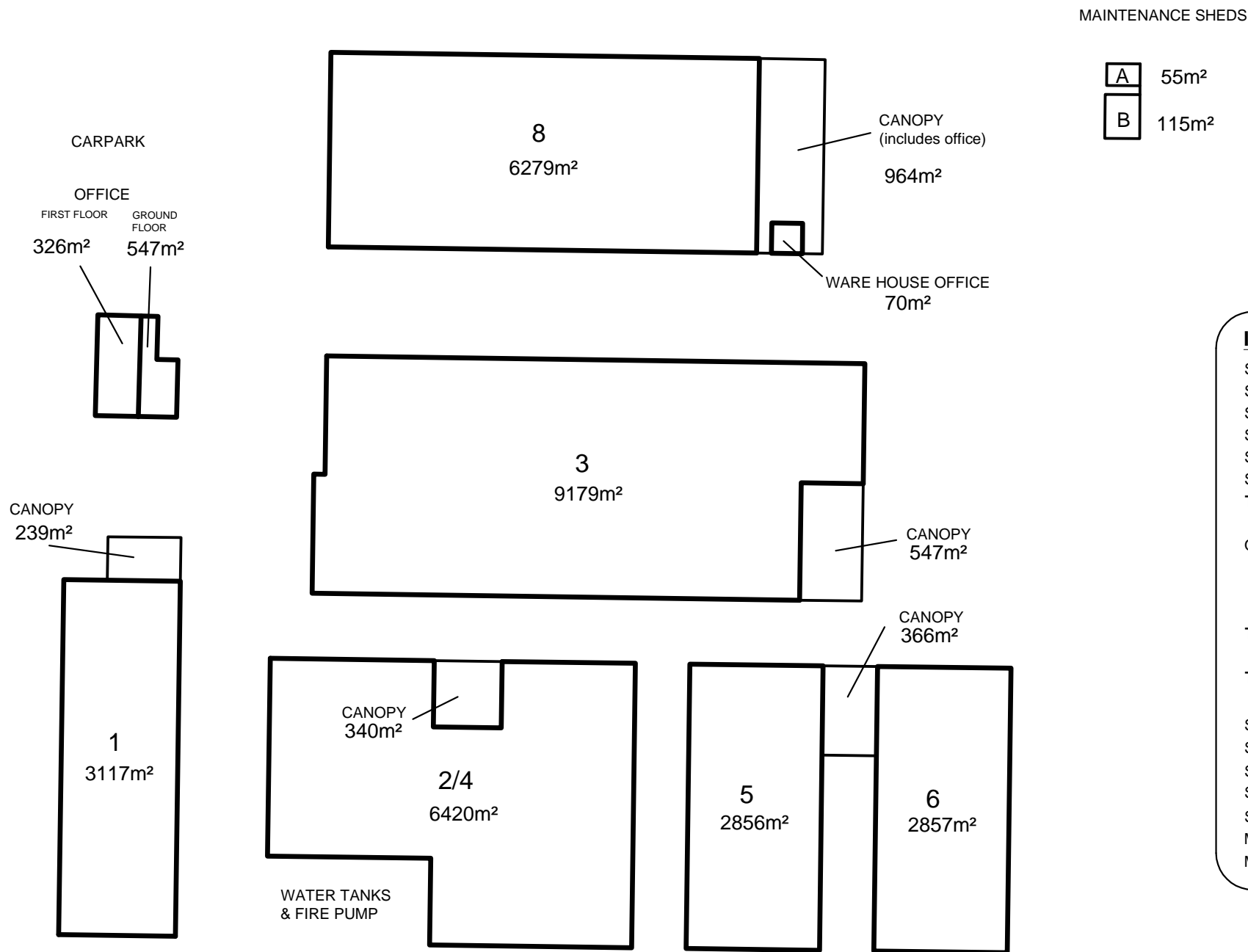
**GUIDELINES USED**  
GROSS LETTABLE AREA

## GROUND FLOOR

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FITZGERALD ROAD



**Information Schedule**

Store 1	3117 m <sup>2</sup>
Store 2/4	6420 m <sup>2</sup>
Store 3/7	9179 m <sup>2</sup>
Store 5	2856 m <sup>2</sup>
Store 6	2857 m <sup>2</sup>
Store 8	6279 m <sup>2</sup>
<b>Total Warehouse Area</b>	<b>30708 m<sup>2</sup></b>
Office	
Ground Floor	547 m <sup>2</sup>
First Floor	326 m <sup>2</sup>
Store 8 - Office	70 m <sup>2</sup>
<b>Total Office Area</b>	<b>943 m<sup>2</sup></b>
<b>Total Area (GLA)</b>	<b>31651 m<sup>2</sup></b>
Store 1 Canopy	239 m <sup>2</sup>
Store 2/4 Canopy	340 m <sup>2</sup>
Store 3 Canopy	547 m <sup>2</sup>
Store 5 & 6 - Canopy	366 m <sup>2</sup>
Store 8 Canopy	894 m <sup>2</sup>
Maintenance Shed A	55 m <sup>2</sup>
Maintenance Shed B	115 m <sup>2</sup>

GROSS LETTABLE AREA

Survey Arranged by: [www.realserve.com.au](http://www.realserve.com.au)

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NOTE:  
THE AREA IS DEFINED ADOPTING THE GUIDELINES SETOUT BY THE PROPERTY COUNCIL OF AUSTRALIA (1997 Rev.>.

THE G.L.A. IS SHOWN ENCLOSED BY THE CONTINUOUS THICK LINES.

THIS PLAN WAS PRODUCED FOR THE CALCULATION OF AREA ONLY.

CANOPY AREAS ARE NOT INCLUDED IN BUILDING AREAS.

PROJECT

**PATRICK INTERMODAL**

172 - 200 Fitzgerald Road  
Laverton, VICTORIA

**AREA CALCULATION SURVEY**

**J A MURPHY & Associates Pty. Ltd.**

LAND SURVEYORS  
530 UPPER HEIDELBERG ROAD, HEIDELBERG VIC 3084  
Phone: (03) 9457 1411 Facsimile : (03) 9457 4611  
ABN: 34 006 725 337

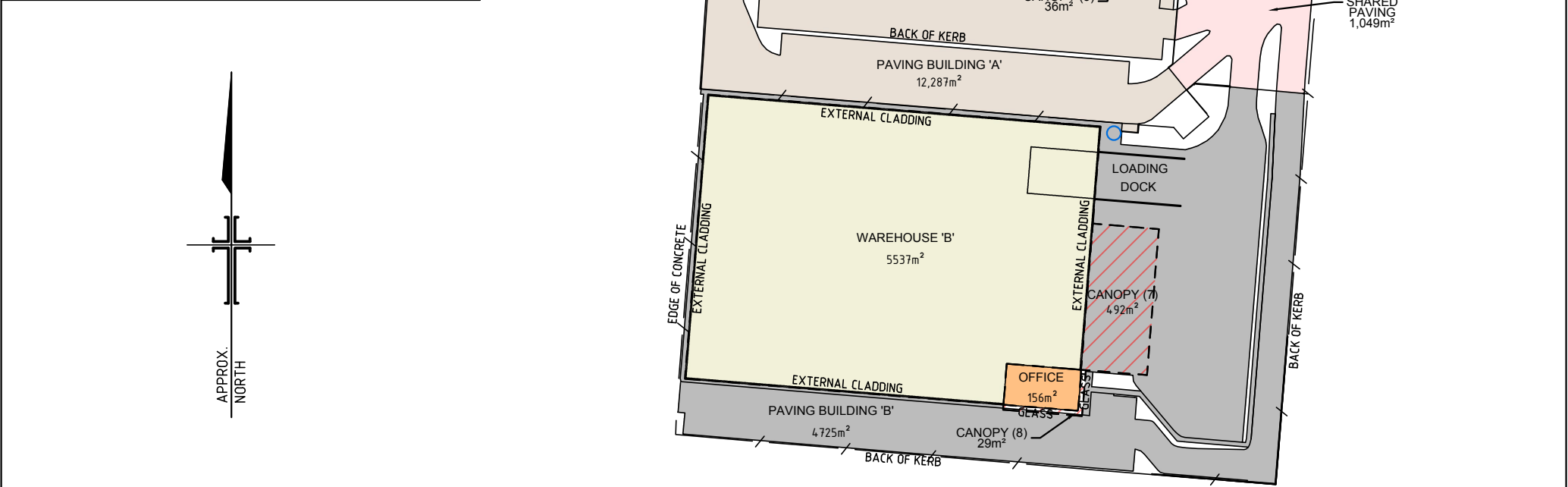
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Date of Survey	10 / 08 / 2004	Job No.:	4497	Rev.
Survey:	J.A. Murphy	Drawing No.	01	01



# GROSS LETTABLE AREA - (GLA)

1. The **Lettable Area** of this premise, "Blackstone - Warehouse A & B, at 180 Fitzgerald Road, Laverton North has been calculated by using the guidelines as outlined in the "Method of Measurement For Lettable Area" - Property Council of Australia. Gross Lettable Area - (GLA).
2. The **gross lettable area** has been determined for this property based on measurements taken from dominant portion of the outside faces of walls of the building alignment that enclose the tenancy. In addition the carpark areas, hardstand areas, fenced outdoor areas, pumphouse and canopies total land area have been shown.
3. **Exclusions & Inclusions** from the gross lettable area  
Included are other items as identified in the "Method of Measurement For Lettable Area" - Property Council of Australia - Gross Lettable Area (GLA).
4. See table below and diagrams for the relevant building areas.

WAREHOUSE 'A'	
WAREHOUSE	18040m <sup>2</sup>
MAIN OFFICE	809m <sup>2</sup>
WAREHOUSE OFFICE	201m <sup>2</sup>
CANOPY (1)	190m <sup>2</sup>
CANOPY (2)	13m <sup>2</sup>
CANOPY (3)	2292m <sup>2</sup>
MAIN OFFICE CANOPIES (4,5,6)	73m <sup>2</sup>
PAVING INCLUDING LOADING DOCK	12,287m <sup>2</sup>
FENCED OUTDOOR AREA	44m <sup>2</sup>
PUMPHOUSE	57m <sup>2</sup>
TANK	82m <sup>2</sup>

WAREHOUSE 'B'	
WAREHOUSE	5537m <sup>2</sup>
OFFICE	156m <sup>2</sup>
CANOPY (7)	492m <sup>2</sup>
CANOPY (8)	29m <sup>2</sup>
PAVING INCLUDING LOADING DOCK	4725m <sup>2</sup>



<div>CLIENT</div> <div><div>VAUGHAN CONSTRUCTIONS PTY. LTD.</div></div>	DRG. TITLE: GROSS LETTABLE AREA		
	SITE ADDRESS: 180 FITZGERALD ROAD, LAVERTON NORTH		
	PROJECT NAME: BLACKSTONE - LAVERTON NORTH		
<div><div>HEAD &amp; HUMPHREYS LAND CONSULTANTS Suite 3, 47 Railway Road P.O. Box 63, Blackburn 3130 Tel: 9875 8777 Fax: 9875 8778 e-mail: contact@hhsurvey.com.au ABN 80 006 516 169</div></div>			
	DRAWN: AV	DRG. SCALE: NTS	SOURCE OF DATA - DRG: SITE SURVEY
	OUR REF: 7912	DATE DRAWN: 25/06/2020	DATE OF FIELDWORK: 19&23/06/2020