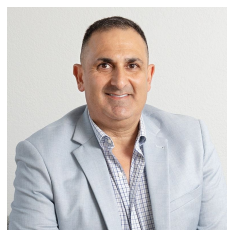


32 Kenny Street Wollongong NSW

5 🚗

- * Central CBD Location
- * Zoned E2 - Commercial Core
- * 325sqm Warehouse & Office with amenities over 250sqm
- * Off-Street Parking for 5 cars
- * Close to Public Transport and within walking distance from station
- * Suits multiple businesses

Type : Industrial
Building Size : 575 sqm
Land Size : 785 sqm
View : <https://www.whkcommercial.com.au/leas e/nsw/wollongong-illawarra/wollongong/ commercial/industrial/8049496>



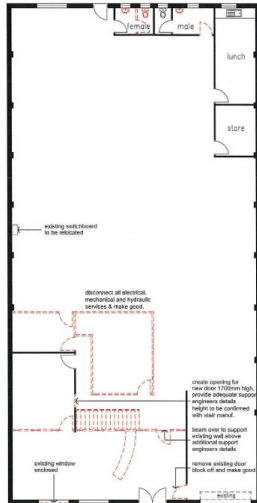
Harry Stefanou
02 4229 6640



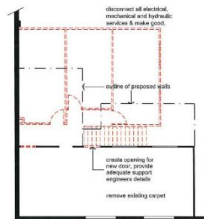
Mark Marinelli
02 4229 6640



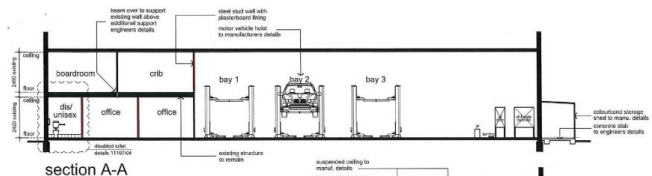
east elevation (kenny st) scale 1:50



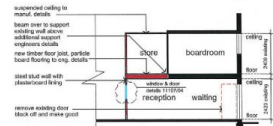
demolition floor plan



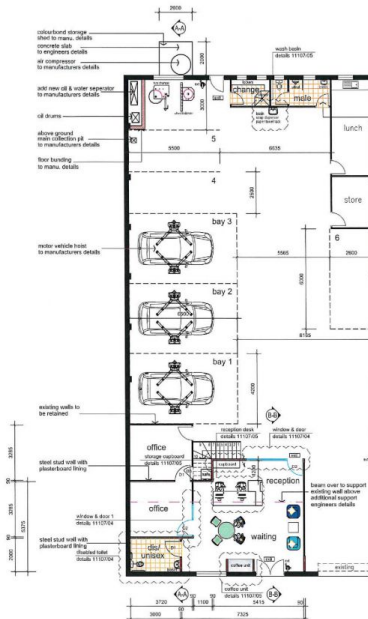
demolition mezzanine floor plan



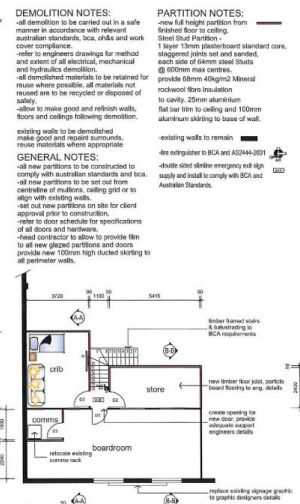
section A-A



section B-B



proposed floor plan



mezzanine floor plan

DEMOLITION NOTES:
all demolition to be carried out in a safe manner in accordance with relevant Australian standards, local, state and federal cover compliance.
refer to engineers drawings for method and extent of all electrical, mechanical and hydraulic demolition.
all demolished materials to be retained for reuse where possible. all materials not retained are to be recycled or disposed of safely.
allow to make good and refresh walls, floors and ceilings following demolition.
existing walls to be demolished make good and repair summits.
reuse materials where appropriate.

GENERAL NOTES:
all new partitions to be constructed to comply with Australian standards and local, all new partitions to be set out from centreline of existing walls, ceiling grid or to align with existing walls.
set out new partitions on site for client approval prior to construction.
refer to door schedule for specifications of all doors and hardware.
head contractor to allow to provide film to all new glazed partitions and doors provide new 100mm high ducted skirting to all perimeter walls.

PARTITION NOTES:
new full height partition from finished floor to ceiling.
Steel Stud Partition - 1 layer 13mm plasterboard standard core, staggered joints and sealed, each side of 60mm steel studs @ 600mm max centres.
provide 60mm 40kg/m² Mineral rockwool fibre insulation to cavity. 20mm aluminium flat bar fins to ceiling and 100mm aluminium skirting to base of wall.
existing walls to remain.
refer to BCA and AS/NZS 2041 for emergency exit sign supply and install to comply with BCA and Australian Standards.



WORKING-DRAWINGS			
Drawn:	Checked:	Date:	
J.B.	C.B.	SEP'11	
Scale:	1:100	Drawing Number:	
		11107/02	
REV	NO	DESCRIPTION	DATE
A	1	Complying Development Application	SEP'11
B	1	Approval	SEP'11

Project:
Motorserve Fitout
32 Kenny St
Wollongong
NSW 2500

Design:
J.B. & C.B.
Date: SEP'11
Scale: 1:100
Drawing Number: 11107/02

Project:
Motorserve Fitout
32 Kenny St
Wollongong
NSW 2500