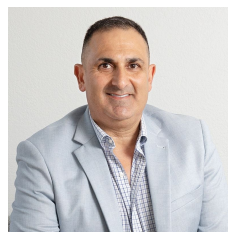


32 Kenny Street Wollongong NSW

4 🚗

- * Central CBD Location
- * Zoned B3 - Commercial Core
- * 325 sqm Warehouse & Office with amenities over 250sqm
- * Off Street Parking for 3 - 4 cars
- * Close to Public Transport and within walking distance from station
- * Suit multiple businesses

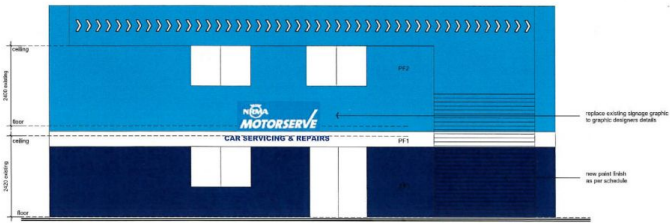
Type : Industrial
Building Size : 575 sqm
Land Size : 785 sqm
View : <https://www.whkcommercial.com.au/lease/nsw/wollongong-illawarra/wollongong/commercial/industrial/8069867>



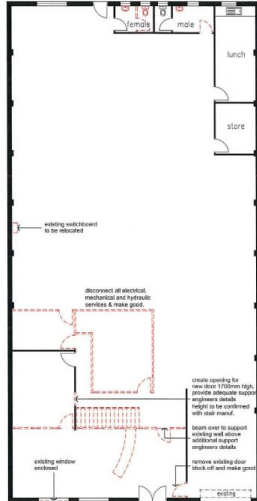
Harry Stefanou
02 4229 6640



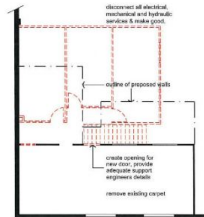
Mark Marinelli
02 4229 6640



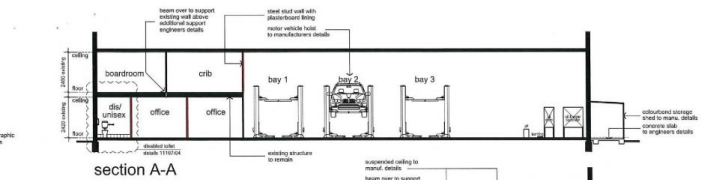
east elevation (kenny st) scale 1:50



demolition floor plan



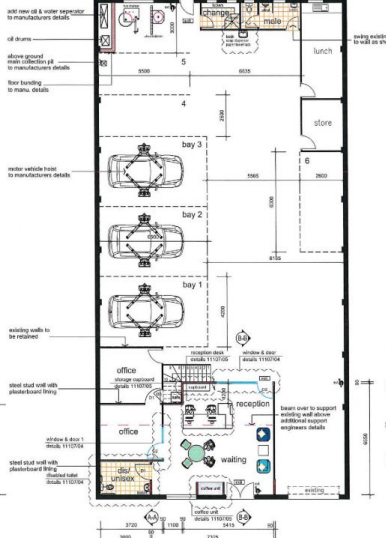
demolition mezzanine floor plan



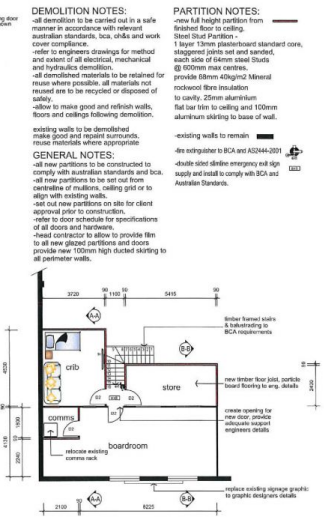
section A-A



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 codes and work cover compliance.
 refer to engineers drawing for method and extent of all electrical, mechanical and hydraulic demolition.
 all demolished materials to be retained for reuse where possible, all materials not reused 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 components, refer to fabricator before appropriate.

GENERAL NOTES:
 all new partitions to be constructed to comply with Australian standards and local code requirements.
 all new partitions to be set out from centreline of 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 130mm plasterboard standard core, staggered joints set and sanded, each side of 60mm steel studs @ 600mm max centres.
 provide 60mm 20kg/m² Mineral rockwool fibre insulation to cavity, 20mm aluminium flat bar fits to ceiling and 100mm aluminium skirting to base of wall.
 existing walls to remain to quality, 20mm aluminium flat bar fits to ceiling and 100mm aluminium skirting to base of wall.



WORKING-DRAWINGS			
REV NO	REVISION DESCRIPTION	APPROV DATE	ISSUE A
A	Complying Development Application	SEP11	

Drawn: J.B	Checked: C.B	Date: SEP11
Scale: 1:100	Drawing Number: 11107/02	

Project: Motorserve Fitout	32 Kennedy St	Wollongong
NRMAA		

<ul style="list-style-type: none"> Site owner to verify and the property to be built. Refer to site plan and verify dimensions to be used on site before commencing work. All discrepancies to be brought to the attention of the author. 		<p>Scale: 1:100 Date: SEP11 Drawn: J.B Checked: C.B Date: SEP11</p>	
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