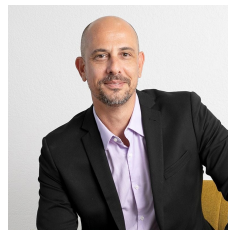


125 Crown Street Wollongong NSW

- * 226 sqm of space inclusive of amenities
- * Would suit multiple business types
- * High foot traffic location in Wollongong Retail Centre
- * Potential to lease rear car parking space
- * Male and Female toilet facilities within tenancy
- * Flexible Lease terms available

Type : Retail
Building Size : 226 sqm
Land Size : 226 sqm
View : <https://www.whkcommercial.com.au/lease/nsw/wollongong-illawarra/wollongong/commercial/retail/8069960>

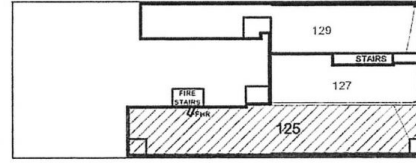


Mark Marinelli
02 4229 6640



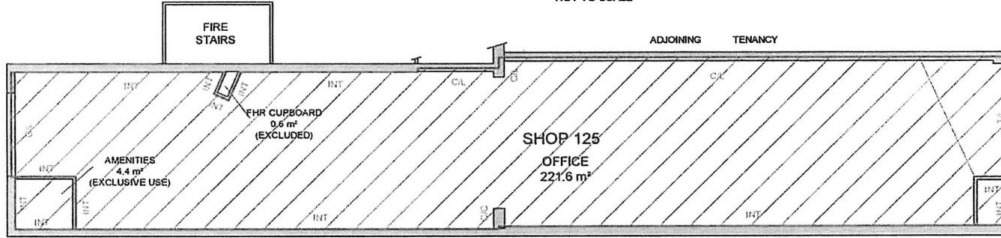
Tony Moschella
02 4229 6640

**LETTABLE AREA PLAN FOR SHOP 125,
125-131 CROWN STREET, WOLLONGONG, NSW**



LOCATION PLAN
NOT TO SCALE

CROWN STREET MALL



CROWN STREET MALL

METHOD OF MEASUREMENT	SCHEDULE OF AREAS								
<p>AREAS HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROPERTY COUNCIL OF AUSTRALIA (PCA) METHOD OF MEASUREMENT FOR LETTABLE AREA (MARCH 1997)</p> <p>(SURVEY DATE 18/01/2012)</p> <p>GUIDELINES USED GROSS LETTABLE AREA RETAIL</p>	<table> <tr> <td>RETAIL</td> <td>221.6 m²</td> </tr> <tr> <td>AMENITIES (EXCLUSIVE USE)</td> <td>4.4 m²</td> </tr> <tr> <td>TOTAL AREA</td> <td>226.0 m²</td> </tr> <tr> <td>LETTABLE AREA</td> <td></td> </tr> </table>	RETAIL	221.6 m ²	AMENITIES (EXCLUSIVE USE)	4.4 m ²	TOTAL AREA	226.0 m²	LETTABLE AREA	
RETAIL	221.6 m ²								
AMENITIES (EXCLUSIVE USE)	4.4 m ²								
TOTAL AREA	226.0 m²								
LETTABLE AREA									

- INT - INTERNAL FACE
- EXT - EXTERNAL FACE
- CIL - CENTRELINE WALL
- GIL - GLASS LINE
- CIC - CENTRELINE COLUMN
- TL - TILE LINE

