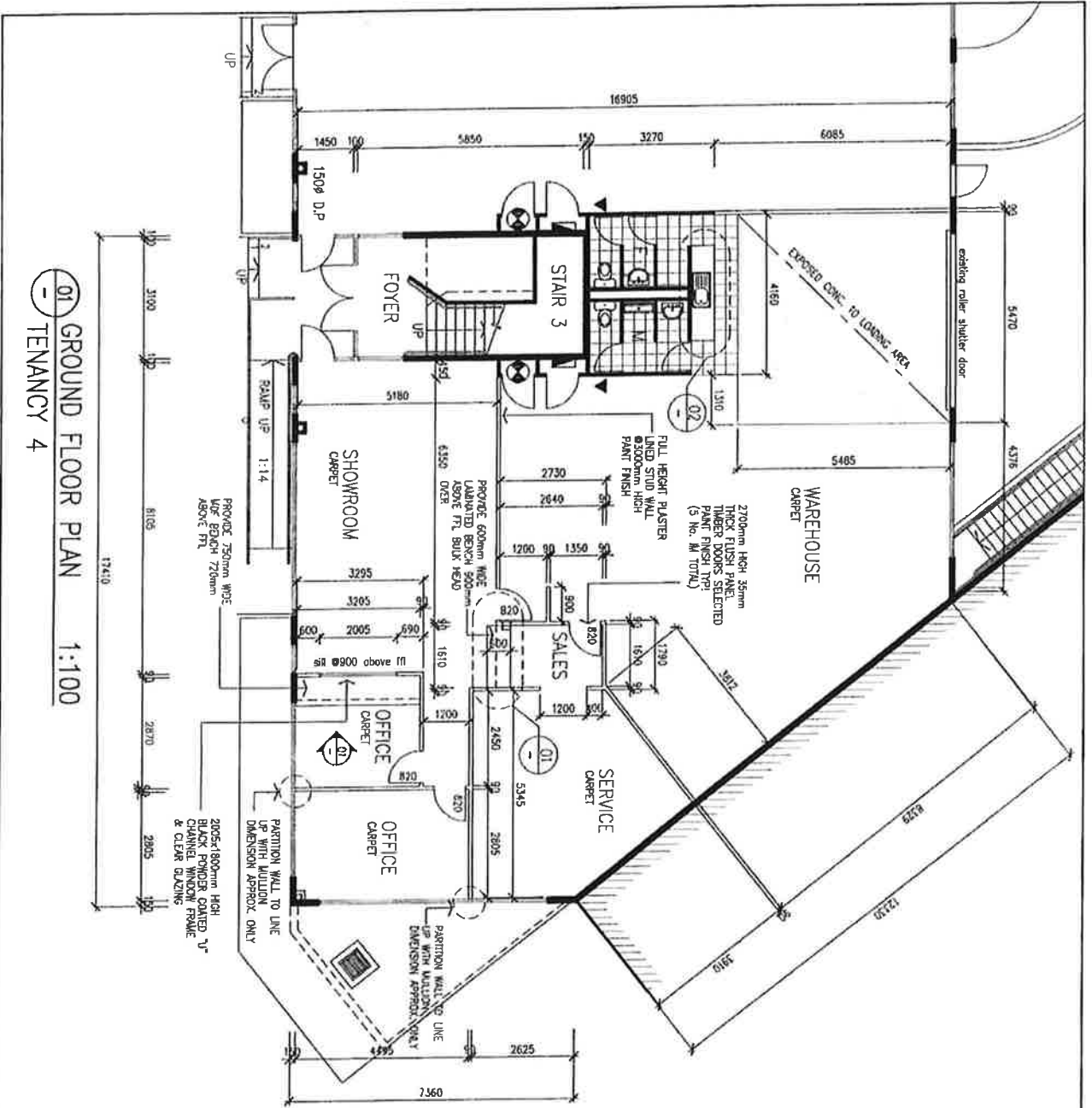


61-63 Camberwell Road, Hawthorn, Suite 4

Ground Floor Office Space

- ❖ Currently being refurbished
- ❖ Fully fitout
- ❖ Available: 1 May 2012
- ❖ Area: 235.80 m²
- ❖ \$290 m² plus outgoings
- ❖ Car spaces 4 @ \$100pcm

For any enquires contact: Mario LoGiudice
Banco Group of Companies
Suite 1, Level 1, 333 Drummond Street, Carlton Vic 3053
Phone: 347 5055



01 GROUND FLOOR PLAN 1:100
 TENANCY 4

TENANCY 4
 235.8 sqm (2538.2 sqft.)

FIRE SERVICES LEGEND:

- ⊗ HOSEREEL
- ▼ 2A 20 B (E) 2.0kg DRY CHEMICAL PORTABLE FIRE EXTINGUISHER
- ⏏ ELECTRICAL SWITCHBOARD

INTERMARK
 ARCHITECTS

1000, 11, STREET 1
 SUITE 100
 55 CANTONMENT ROAD
 SINGAPORE 11000
 TEL: 6733 1188
 FAX: 6733 1184
 WWW.INTERMARKARCHITECTS.COM

PROPOSED OFFICE
 FT-OUT, Gnd FLOOR
 61-63 CAMBERWELL RD
 HAYTHORN EAST

TENANCY 4

FLOOR PLAN

DATE	NO.	DESCRIPTION
11/11/18	1	ISSUED FOR PERMIT
11/11/18	2	REVISED PER PERMIT
11/11/18	3	REVISED PER PERMIT
11/11/18	4	REVISED PER PERMIT
11/11/18	5	REVISED PER PERMIT
11/11/18	6	REVISED PER PERMIT
11/11/18	7	REVISED PER PERMIT
11/11/18	8	REVISED PER PERMIT
11/11/18	9	REVISED PER PERMIT
11/11/18	10	REVISED PER PERMIT

Estimated Outgoings for 2011/2012 Financial Year

Property: Suite 4, 61-63 Camberwell Road, Hawthorn East

Outgoings Category	Estimated \$ Amount excluding GST
Insurance - owners Industrial and Public Liability	\$924.00
Council Rates	\$1,501.50
Water Rates	\$693.00
Water Rates (common area)	\$231.00
Cleaning (common area)	\$1,386.00
Electricity (common area)	\$866.25
Ground Maintenance (common area)	\$635.25
Airconditioning Maintenance	\$658.35
Airconditioning Filter Maintenance	\$115.50
Airconditioning Repairs	\$346.50
Fire Services Maintenance	\$300.30
Fire Services Repairs	\$173.25
Repairs & Maintenance	\$231.00
Pest control	\$0.00
Lifts	\$0.00
Hygiene Services	\$0.00
Rubbish removal	\$0.00
Signage	\$0.00
Rates, Taxes, Levies, Premiums, Chages & Fees	\$0.00
Land Tax	\$0.00
Security	\$0.00
Emergency systems	\$0.00
Essential services	\$0.00
Management Fees	\$1,636.32
Total Estimated Outgoings 2011/2012	\$9,698.22