

2/6 Barolin Street Bundaberg Central QLD

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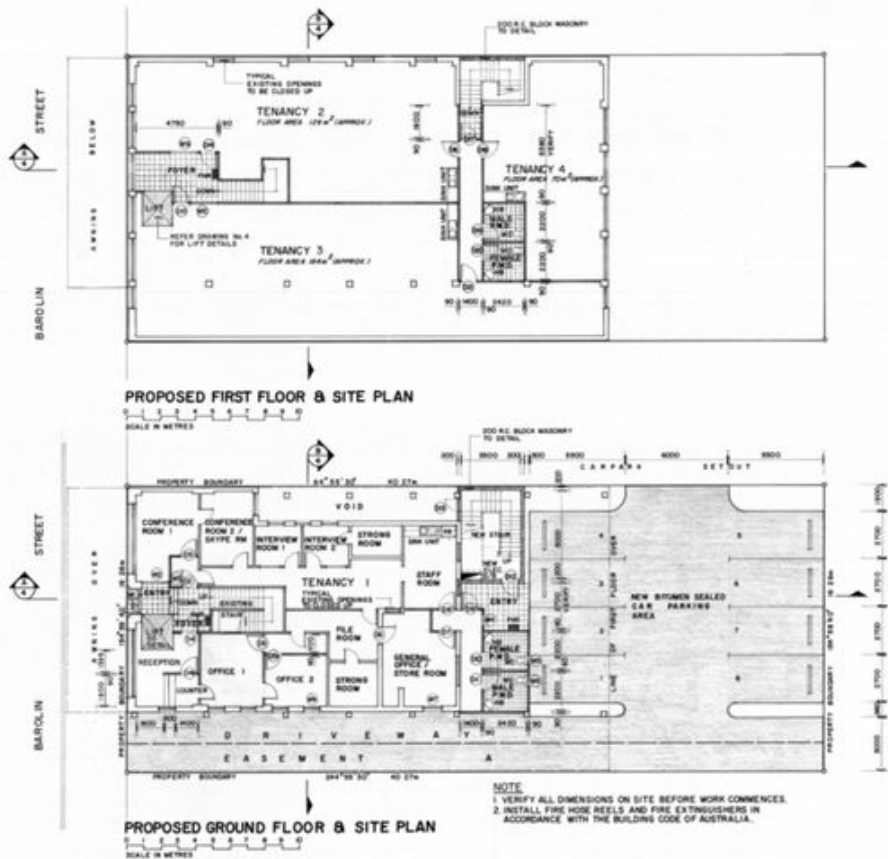
This centrally located office space has recent renovations completed 2021 and available for immediate lease comprising of the following:

Complex features Personal Injury Lawyers to the ground floor of the complex with lift and stairway access to the top level where there are 3 x tenancies are located. Each tenancy features:

- Ducted air conditioning with controller inside each tenancy to suit individual tenancy needs
- Open plan layout with windows to outer edges of rooms
- 1 x disabled toilets to common area
- Kitchenette with sink and cupboard and bench space

Contact CBD Realty to arrange an inspection

Building Size : 126 sqm
View : <https://www.justuscommercial.au/6933226>



DOOR SCHEDULE Verify all dimensions on site		
DOOR No.	SIZE (H x W)	TYPE
01	1400 x 1800	Fluor Coated Aluminium with Fire Glass Panel Door
02, 03, 04, 05	1400 x 1800	Fluor Coated Aluminium Panelled
06, 07a, 08, 09	800 x 800	Solid Core Timber Doors
09, 010, 011, 012, 013, 014, 015	1400 x 1800	Fluor Coated Aluminium Panelled Door
016, 017, 018, 019	2000 x 1800	Solid Core Timber FPD Doors
020	800 x 800	One Hour Fire Rated Solid Core Door
021, 022	1400 x 1800	Solid Core Timber Door
023, 024	1400 x 1800	Fluor Coated Aluminium Panelled Door

NOTE:
1. ALL DOORS TO BE FITTED WITH NOTICE LEVER LOCKS RELEVANT TO DOOR USE (i.e. FIRE EXTINGUISHERS).
2. FPD TOILET DOORS TO BE FITTED WITH NOTICE LEVER LOCKS AND SMALL EXPOSURE IN ACCORDANCE WITH A.S. 1901.1. STAINLESS STEEL PLATE AND VIEW PLATES.
3. ALL FPD/DOOR GLAZING ALUMINIUM FRAMED DOORS ARE TO BE COMMERCIAL GRADE OR EQUAL.

WINDOW SCHEDULE Verify all dimensions on site		
WINDOW No.	SIZE (H x W)	TYPE
W1	1400 x 1800	Fluor Coated Aluminium Panelled Panel Glass
W2	1400 x 1800	Fluor Coated Aluminium Panelled Panel Glass
W3	1400 x 1800	Fluor Coated Aluminium Panelled Panel Glass
W4	1400 x 1800	Fluor Coated Aluminium Panelled Panel Glass
W5, W6	800 x 800	Fluor Coated Aluminium Panelled Sliding Window Panel with Concealed Security Screen
W7, W8	1700 x 1800	Fluor Coated Aluminium Panelled Panel Glass
W9, W10	1400 x 1800	Fluor Coated Aluminium Panelled Panel Glass

NOTE:
1. ALL WINDOW FRAMING IS TO BE COMMERCIAL GRADE.
2. GLAZING TO BE MIN. 6mm LAMINATED OR EQUAL.

TIMBER FRAMING SCHEDULE	
IN ACCORDANCE WITH THE SCHEDULED TIMBER - FRAMED CONSTRUCTION A.S. 1901.1 PART 1	
MEMBER	SIZE
STUDS (IN WALLS)	SHOULD BE 45 x 90 OR NOT NOTIFIED
SPINDS (IN WALLS)	SHOULD BE 45 x 90 OR NOT NOTIFIED
ROOFING (IN WALLS)	SHOULD BE 45 x 90 OR NOT NOTIFIED
ROOFING (IN WALLS)	SHOULD BE 45 x 90 OR NOT NOTIFIED
TOP PLATE (IN WALLS)	SHOULD BE 45 x 90 OR NOT NOTIFIED
TOP PLATE (IN WALLS)	SHOULD BE 45 x 90 OR NOT NOTIFIED
BOTTOM PLATE (IN WALLS)	SHOULD BE 45 x 90 OR NOT NOTIFIED
BOTTOM PLATE (IN WALLS)	SHOULD BE 45 x 90 OR NOT NOTIFIED

- NOTES**
- ALL WORK AND MATERIALS TO CONFORM TO THE BUILDING CODE OF AUSTRALIA, LOCAL AUTHORITY BY-LAWS AND RELEVANT AUSTRALIAN STANDARD CODES.
 - VERIFY ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.
 - FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING THE DRAWINGS.
 - NO AMENDMENTS TO BE MADE WITHOUT THE BUILDING CERTIFIER'S APPROVAL.

PROJECT
PROPOSED ALTERATIONS
TO EXISTING
PROFESSIONAL OFFICES

CLIENT
TOUGHAGE INVESTMENTS
AND BUNYA PARK PTY LTD

PROJECT ADDRESS
6 BAROLIN STREET
BUNDABERG QLD 4670

R.J. & M. Fiedler - Design Consultants
Building and Residential Designers
QIDA Building Designers License Number 00007
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CONSULTING ENGINEER
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PHONE 07 210 100 000
EMAIL: meechan@meep.com.au

REVISIONS

DATE	REVISION	BY
01/08/18	PRELIMINARY ISSUE	A
02/08/18	FLOOR AREA ADDS	A
04/08/18	DOOR AND WINDOW	A
07/08/18	TENANCY AMENDMENTS	A
07/08/18	DOOR SCHEDULE AMENDMENTS	A
07/08/18	LIFT AMENDMENTS	A

DRAWING TITLE
PROPOSED GROUND FLOOR & SITE PLAN AND PROPOSED FIRST FLOOR & SITE PLAN

DRAWN DESIGNED SCALE
RJT RJT A3 1/4" = 1'-0"

PROJECT NO. DATE ISSUE
RJB018 2018 1

DRAWING NO.
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