

2/6 Barolin Street Bundaberg Central QLD

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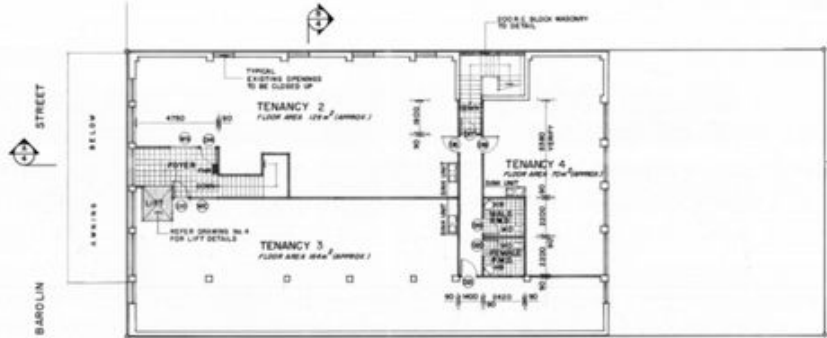
This centrally located office space has recent renovations completed 2021 and available for immediate lease comprising of the following:

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:

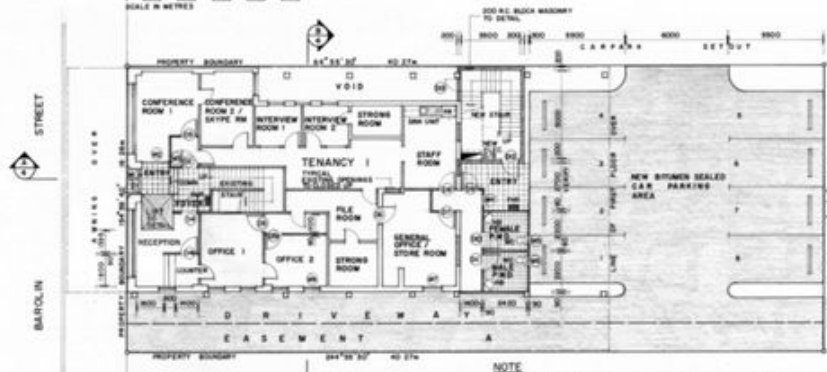
- Ducted air conditioning with controller inside each tenancy to suit individual tenancy needs
- Open plan layout with windows to outer edges of rooms
- 1 x disabled toilets to common area
- Kitchenette with sink and cupboard and bench space

Contact CBD Realty to arrange an inspection

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



PROPOSED FIRST FLOOR & SITE PLAN



PROPOSED GROUND FLOOR & SITE PLAN

NOTE
 1. VERIFY ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.
 2. INSTALL FIRE HOSE REELS AND FIRE EXTINGUISHERS IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA.

DOOR No.	SIZE (H x W)	TYPE
01	2400 x 1000	Floures Coated Aluminium with Fire Glass Panel Door
02, 03, 04	2400 x 1000	Floures Coated Aluminium Panelled Door
05, 06a, 06b, 07, 07a, 07b	2000 x 900	Solid Core Timber Door
08, 09a, 09b, 1000 x 1000	2000 x 1000	Floures Coated Aluminium Panelled Door
010, 011, 012, 013, 014	2000 x 1000	Solid Core Timber F500 Door
015	2000 x 900	One Hour Fire Rated Solid Core Door
016, 017	2400 x 1000	Solid Core Timber Door
018, 021	2400 x 1000	Floures Coated Aluminium Panelled Door

NOTE:
 1. ALL DOORS TO BE FITTED WITH SWITCHE LEVER LOCKS RELEVANT TO OCCUPY USE I.E. FIRE EXITS ETC.
 2. F500 FOLY DOORS TO FITTED WITH SWITCHE (LEVER LOCKS) AND BEHOLDERS IN ACCORDANCE WITH A.S. 1905.1. STABILISED STEEL, PLYWOOD AND VICK PLATES.
 3. ALL FLOURE COATED ALUMINIUM FRAMED DOORS ARE TO BE COMMERCIAL GRADE OR EQUAL.

WINDOW No.	SIZE (H x W)	TYPE
W1	2400 x 200	Floures Coated Aluminium Panelled Panel Glass
W2	2400 x 1000	Floures Coated Aluminium Panelled Panel Glass
W3	2400 x 1000	Floures Coated Aluminium Panelled Panel Glass
W4	2000 x 900	Floures Coated Aluminium Panelled Panel Glass
W5, W6	900 x 600	Floures Coated Aluminium Panelled Sliding Window Panel with Conceals Security System
W7, W8	2700 x 1000	Floures Coated Aluminium Panelled Panel Glass
W9, W10	2400 x 1000	Floures Coated Aluminium Panelled Panel Glass

NOTE:
 1. ALL WINDOW FRAMING IS TO BE COMMERCIAL GRADE.
 2. GLASSING TO BE MIN. 6.3mm LAMINATED OR EQUAL.

MEMBER	SIZE
STUDS (ON WALLS)	45x95x16 AT 900 CEN NOT NOTCHED
STUDS (IN WALLS)	45x95x16 AT 900 CEN NOT NOTCHED
ROOFING (ON WALLS)	45x95x16
ROOFING (IN WALLS)	45x95x16
TOP PLATE (ON WALLS)	45x95x16 NOT NOTCHED
TOP PLATE (IN WALLS)	45x95x16 NOT NOTCHED
BOTTOM PLATE (ON WALLS)	45x95x16 NOT NOTCHED
BOTTOM PLATE (IN WALLS)	45x95x16 NOT NOTCHED

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 USE IN PREFERENCE TO SCALING THE DRAWINGS.
 * NO AMENDMENTS TO BE MADE WITHOUT THE BUILDING CERTIFIER'S APPROVAL.

PROJECT
PROPOSED ALTERATIONS TO EXISTING PROFESSIONAL OFFICES
 PROJECT ADDRESS
6 BAROLIN STREET BUNDBERG QLD 4670

CLIENT
TOUGHANE INVESTMENTS AND BINNA PARK PTY LTD

R.J. & M. Fiedler - Design Consultants
 Building and Residential Designers
 QMS - Building Designer License Number 63637
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 Phone: 07 3251 1000
 Fax: 07 3251 1000
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 Website: www.rjmfiedler.com.au

MEECHAN PROFESSIONAL ENGINEERS PTY LTD P.O. BOX 1076 MIDDLEBROOK QLD 4670 PHONE 0478 709000 EMAIL: meechan@mpeng.com.au	<table border="1"> <thead> <tr> <th>DATE</th> <th>AMENDMENT</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>02/08/18</td> <td>PRELIMINARY ISSUE</td> <td>SA</td> </tr> <tr> <td>09/08/18</td> <td>FLOOR AREA ADDS</td> <td>SA</td> </tr> <tr> <td>04/09/18</td> <td>ASHP AMENDMENTS</td> <td>SA</td> </tr> <tr> <td>01/10/18</td> <td>TENANCY AMENDMENTS</td> <td>SA</td> </tr> <tr> <td>28/11/18</td> <td>DOOR SCHEDULE AMENDS</td> <td>SA</td> </tr> <tr> <td>07/01/19</td> <td>LIFT AMENDS</td> <td>SA</td> </tr> </tbody> </table>	DATE	AMENDMENT	BY	02/08/18	PRELIMINARY ISSUE	SA	09/08/18	FLOOR AREA ADDS	SA	04/09/18	ASHP AMENDMENTS	SA	01/10/18	TENANCY AMENDMENTS	SA	28/11/18	DOOR SCHEDULE AMENDS	SA	07/01/19	LIFT AMENDS	SA
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	ISSUED TITLE PROPOSED GROUND FLOOR & SITE PLAN AND PROPOSED FIRST FLOOR & SITE PLAN		ISSUED No. 3
	DRAWN SAJ PROJECT No. 18017	DESIGNED SAJ SCALE AS SHOWN DATE AUGUST 2018 ISSUE P	