

146a Wycombe Road Neutral Bay NSW

Superior office space with own private balcony located on the first floor of a state of the art security building with exceptional facilities.

Stunning fit out with high end finishes

Additional entry off May Lane

40sqm

Common kitchen with fridge, microwave, dishwasher and plenty of storage

2 x bathrooms - main with shower and disabled access

Amenities shared with one other office

Double glazed windows and doors throughout

R/C Air-conditioning, sensored lighting, electric blinds

Lift access, alarm system, security entrance, lease term flexible

Building Size : 40 sqm

View : <https://www.redproperty.com.au/lease/nsw/north-shore-lower/neutral-bay/commercial/offices/5949436>



Luke Newby
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David Ryals
02 9977 7533

GENERAL LEGEND

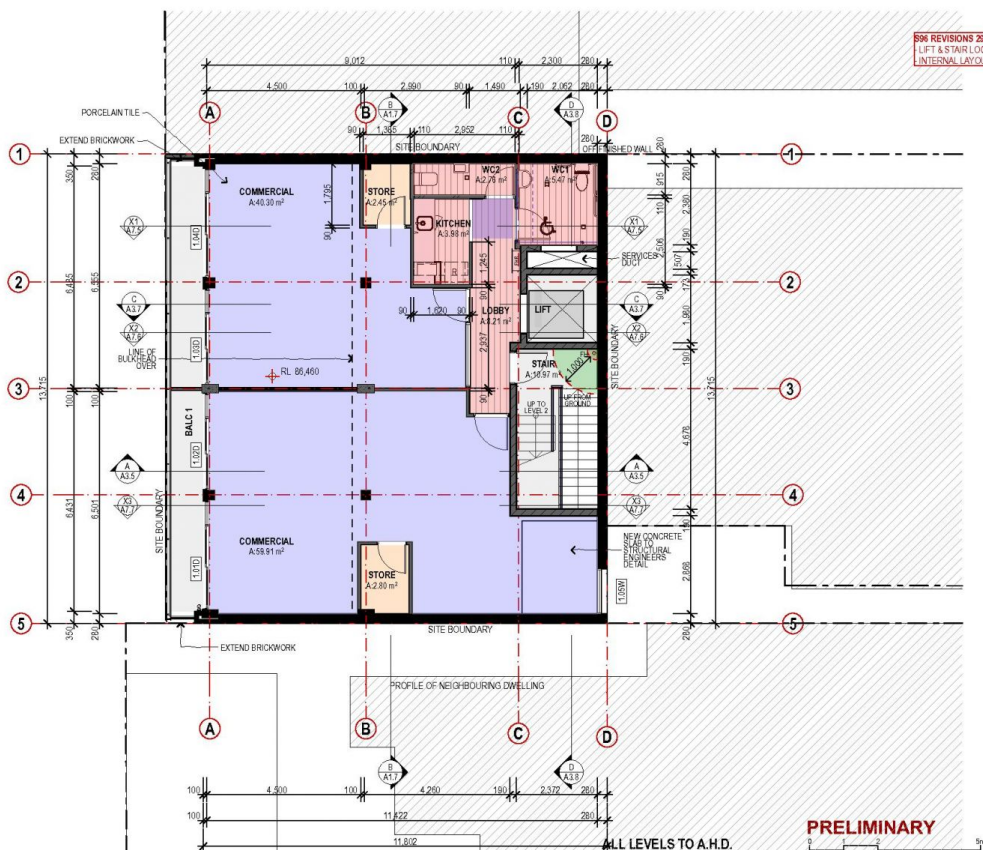
DO1 DOOR No. TAG
 DO11 GLAZED DOOR No. TAG
 GW11 GLAZED WINDOW No. TAG

EXFL EXISTING FLOOR LEVEL
 RL FINISHED FLOOR LEVEL
 RL STRUCTURAL FLOOR LEVEL

DRY WASHING MACHINE
 DW DISHWASHER
 F REFRIGERATOR
 FW FLOOR WASTE
 R REFRIGERATOR
 VB VANITY BASIN
 WM WASHING MACHINE

CLASS 2, 5 & 7a CLASSIFICATION
TYPE 'A' CONSTRUCTION

TIMBER LINING
 CONCRETE / RENDER
 GLAZING
 BRICK
 TIMBER JOINERY



S96 REVISIONS 20 FEB 2016
 LIFT & STAIR LOCATION REVISED
 INTERNAL LAYOUT REVISED

NOTES
 This drawing shall be read in conjunction with all other drawings and specifications for the project.
 Any discrepancies shall be referred to the architect for clarification before proceeding with work.
 All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site.
 Fixed dimensions to be used rather than scaling.
 All building work must be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.

PRELIMINARY



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PROJECT
MAY LANE
 IAN SERCOMBE ROAD
 NEUTRAL BAY NSW 2089
 LOT2 DP:1155009
ALTERATIONS & ADDITIONS
S96 APPLICATION

CLIENT
 MAY LANE PTY LTD
 PO BOX 705
 BROOKVILLE NSW 2100

PRELIMINARY

DRAWING TITLE
LEVEL 1 FLOOR PLAN

REVISION
 DEVELOPMENT APPLICATION SUBMISSION
 DEVELOPMENT APPLICATION REVISION
 SECTION REVISION

REVISION DATE **SCALE** **PROJECT NO.**
 22/06/2017 1:100 11288

DRAWING NO.
 A2.6

CAD Ref: 1103MayLane-CD-10.plt DRAWN BY: SH

lan Sercombe Architect P/L - s/s 71000 - s/s 10 077 344 656