

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
02 9917 4422

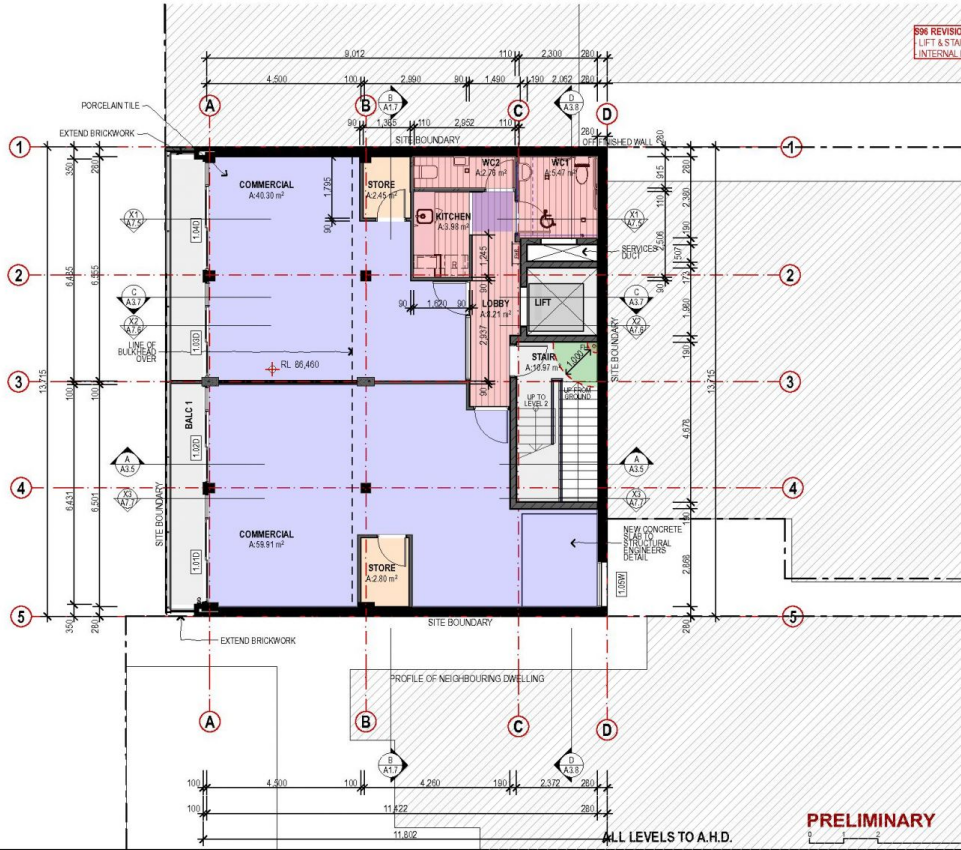


David Ryals
02 9977 7533

- GENERAL LEGEND**
- DD# DOOR No. TAG
 - GD#1 GLAZED DOOR No. TAG
 - GW#1 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 29 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 dimensions shall be referred to the architect for confirmation 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 casting.
All building work must be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.

PRELIMINARY



IAN SERCOMBE ARCHITECT
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PROJECT
MAY LANE
14/16A WYCOMBE ROAD
NEUTRAL BAY NSW 2089
LOT 2 DP: 1155009
ALTERATIONS & ADDITIONS
S96 APPLICATION

DRAWING TITLE
LEVEL 1 FLOOR PLAN

REVISION
REVISION NO. APPLICATION SUBMISSION
REVISION NO. APPLICATION REVISION
REVISION NO. APPLICATION REVISION

DATE
14 JAN 2017
20 FEB 2017

CAD Ref: 11288MayLane-CC-16.ppt DRAWN BY: SH

Ian Sercombe Architect P/L - s/c 7090 abn 68 097 344 686

CLIENT
MAY LANE PTY LTD
PO BOX 705
BROCKVILLE NSW 2100

REVISION DATE 22/06/2017
SCALE @ A3 1:100
PROJECT NO 11288

DRAWING NO. A2.6