



FOR LEASE Industrial Units

25 Gibbes Street, Chatswood

Available from March 2009

- Council owned and managed development
- Units range from 168 - 492sqm
- Flexible floor plans (units can be consolidated)
- Negotiable lease terms
- Close proximity to major transport routes
- Ample parking for tenants and visitors
- Environmentally sustainable development
- Security patrolled
- Onsite café



Environmental initiatives that apply to this development include:

- Solar hot water heating
- Roof and external wall insulation
- Harvested rainwater for non potable water use
- Openable windows
- Smart metering
- Solar power generation
- External solar lighting
- Energy efficient lighting systems
- Energy monitoring systems
- Low energy airconditioning systems
- Onsite waste recycling centre
- Bicycle parking

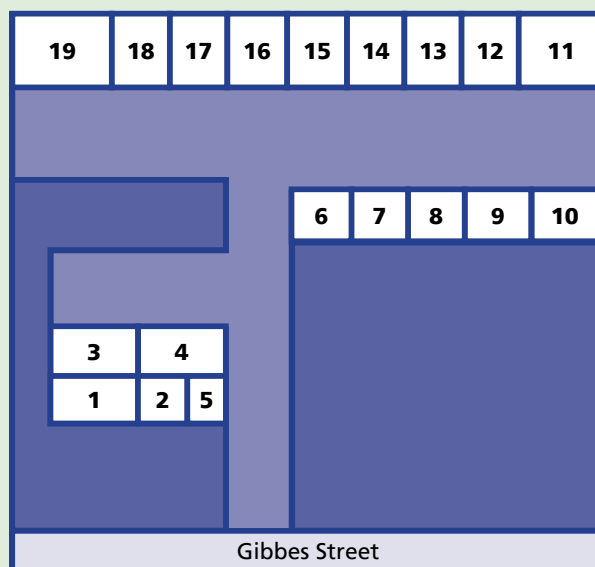
The site is zoned 4(b) - Light Industrial under the provisions of the Willoughby Local Environmental Plan 1995.

The zoning permits and the development is suited to a multitude of uses, including but not limited to:

- Light Industry
- Warehousing
- Laboratories
- Film production facilities
- Car repair stations
- Bulky goods salesrooms or showrooms
- Recreation facilities

Units are ideally suited to green industry.

Unit No	Ground Floor Area (m ²)	Mezzanine Floor Area (m ²)	Total Floor Area (m ²)	Approved Additional Area (not constructed, m ²)
1	126	100	226	24
2	72	98	170	32
3	145	107	252	49
4	134	108	242	44
5	43	Cafe takeaway + outdoor seating		
6	100	73	173	37
7	95	73	168	33
8	95	74	169	32
9/10	230	127	357	135
11	188	66	254	87
12	132	66	198	44
13	132	66	198	44
14	132	66	198	44
15	138	67	205	48
16	136	67	203	46
17	132	66	198	44
18	132	66	198	44
19	219	148	367	44



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