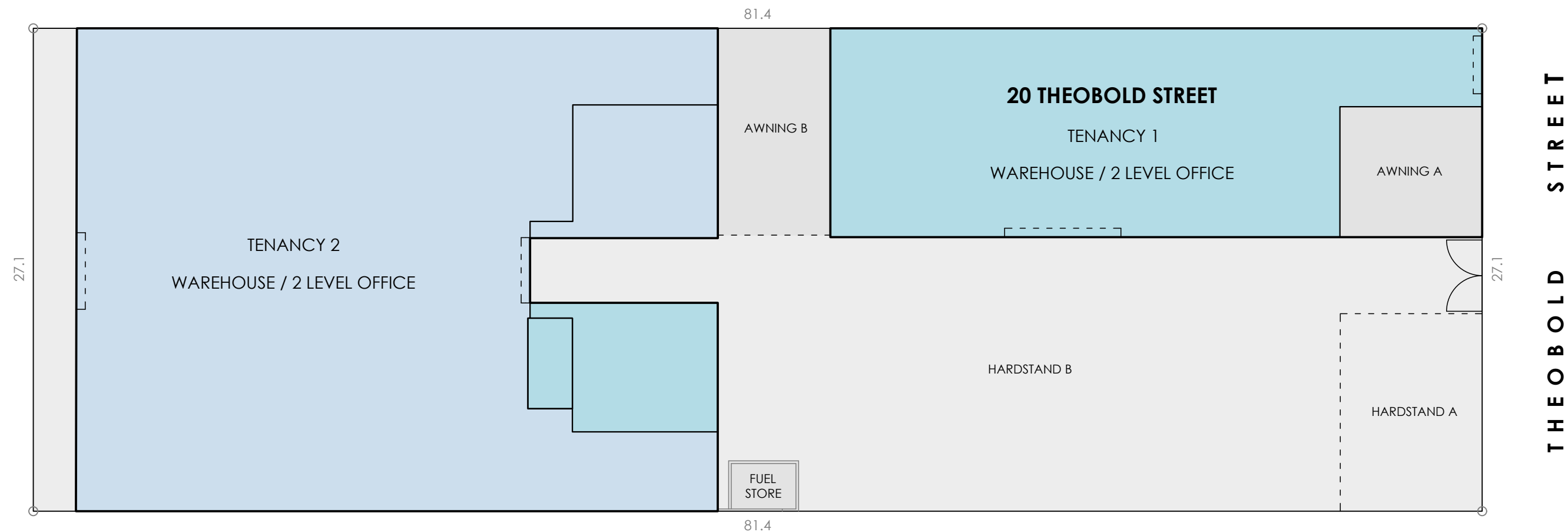




SCHEDULE

20 THEOBOLD STREET	
TITLE DETAILS	LOT 5-LP81382
LAND AREA	2,206 m ²
BUILDING AREA	
TENANCY 1	635 m ²
TENANCY 2	927 m ²
HARDSTAND A	88 m ²
HARDSTAND B	601 m ²
AWNING A	59 m ²
AWNING B	73 m ²

(SITE VISIT 16/09/2025)

DISCLAIMER: THIS PLAN HAS BEEN PREPARED FOR MARKETING PURPOSES ONLY. INTERESTED PARTIES SHOULD UNDERTAKE THEIR OWN ENQUIRIES AS TO THE ACCURACY OF THE INFORMATION. AREAS ARE APPROXIMATE AND DIMENSION ROUNDING MAY RESULT IN AREA DISCREPANCIES. ALL LAND INFORMATION TAKEN FROM THE DEPOSITED PLAN. BOUNDARIES HAVE NOT BEEN DEFINED.



CLIENT:

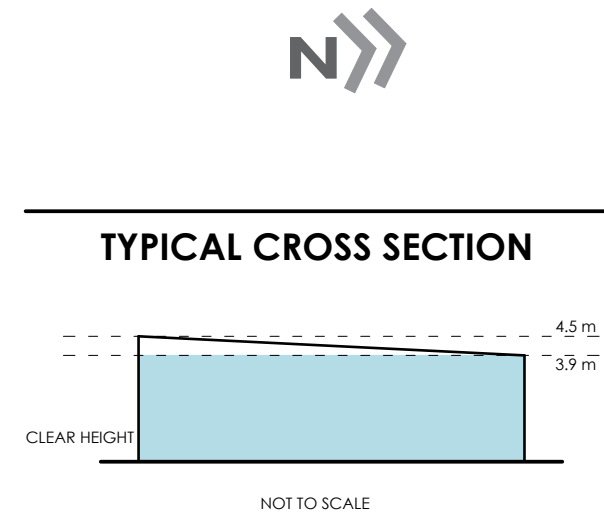
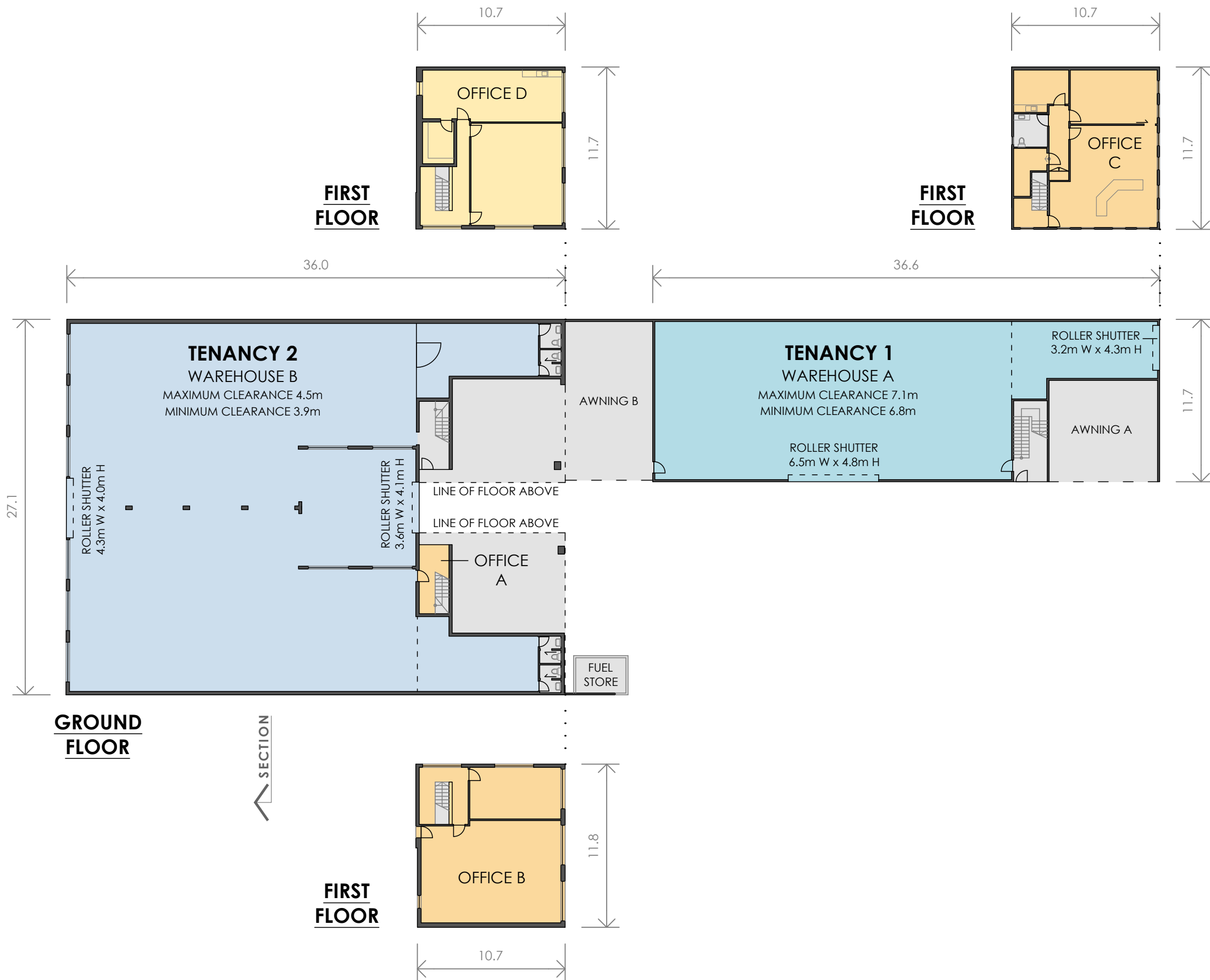


SITE PLAN
20 THEOBOLD STREET,
THORNBURY, VIC

DATE: 17/09/2025 REV: 0
REF: 94016 DRAWN: GC
MEASURED: GC CHECKED: AM
SCALE: 1:250 @ A3 SHEET: 1 OF 2

REALSERVE
BUILDING AND LAND SURVEYS
REALSERVE.COM.AU 1800 961 668

START
CONFIDENT.



SCHEDULE OF AREAS

TENANCY 1	
GROUND FLOOR	
WAREHOUSE A	371m ²
OFFICE A	13m ²
FIRST FLOOR	
OFFICE B	126m ²
OFFICE C	125m ²
TOTAL AREA	635m²
TENANCY 2	
GROUND FLOOR	
WAREHOUSE B	801m ²
FIRST FLOOR	
OFFICE D	126m ²
TOTAL AREA	927m²
AWNING A	59m ²
AWNING B	73m ²

(SITE VISIT 16/09/2025)

DISCLAIMER: THIS PLAN HAS BEEN PREPARED FOR MARKETING PURPOSES ONLY. INTERESTED PARTIES SHOULD UNDERTAKE THEIR OWN ENQUIRIES AS TO THE ACCURACY OF THE INFORMATION. AREAS ARE APPROXIMATE AND DIMENSION ROUNDING MAY RESULT IN AREA DISCREPANCIES.



CLIENT:



MARKETING DRAWING

20 THEOBOLD STREET,
THORNBURY, VIC

DATE: 17/09/2025 REV: 0
REF: 94016 DRAWN: GC
MEASURED: GC CHECKED: AM
SCALE: 1:300 @ A3 SHEET: 2 OF 2

REALSERVE

BUILDING AND LAND SURVEYS
REALSERVE.COM.AU 1800 961 668

START
CONFIDENT.