



## 21 Severn Street St Marys NSW

6 🚗

PRD Commercial Western Sydney were appointed Exclusive Marketing Agents to offer 21 Severn St, St Marys for Lease.

This was a rare opportunity to secure a freestanding building of this size

We are proud to announce the successful leasing of the property to a quality tenant.

A new 5 year + 5 year lease was negotiated.

The property is managed as part of the PRD Commercial Western Sydney portfolio.

Located in the heart of the St Marys/Dunheved industrial precinct.

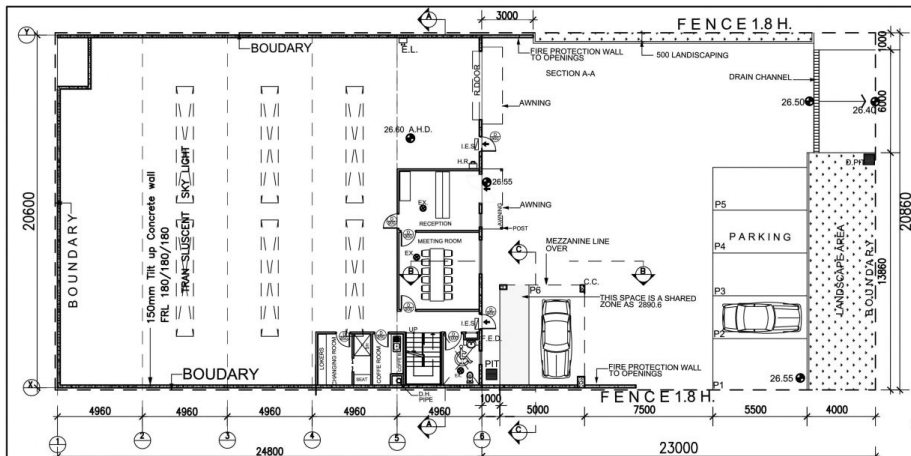
**Building Size** : 599 sqm  
**Land Size** : 1000 sqm  
**View** : <http://www.prdcommercialwest.com.au/lease/nsw/western-sydney/st-marys/commercial/industrial/7832156>



**Robert Tappouras**  
02 4732 3711



**Lauren Fitzpatrick**  
02 4732 3711



ESSENTIAL SERVICES		
Services		min. Standards
B.C.A (clause E4.2, E4.4)		
A	Emergency lighting (as required by E4.6, E4.8)	AS 2293 pt 1 & 2
B	Exit sign (as required by B.C.A clause E4.6, E4.8)	AS 2293 pt 1 & 2
C	Fire mains (as required by B.C.A E1.4)	AS 1905 pt 1 & 2
D	Hose reels (as required by B.C.A e1.4 (NSW))	AS 1221 & 2441
E	Hidrants (as required by B.C.A E1.3 (NSW))	AS 2419 // //
F	Mechanical ventilation and air conditioning Systems (as required by B.C.A) F4.5 F11 spec. 63.8.	AS1668 pt 1 & 2
H	Portable fire extinguisher (as required by B.C.A clause E1.6)	AS 2444
	Portable fire extinguisher to be provided in accordance with	AS 2444

LEGEND	
	I.E.S. Illuminated Exit sign
	E.L. Emergency Lighting
	E.L. Ceiling emergency lighting
	H.R. Hose Reel
	F.E.D. Fire Exit Door
	F.E. Fire extinguisher

**GENERAL NOTES**

- All glazing to comply with AS 1128-2006 to be provide to kitchen and W.C.s
- Flammability indices of floor materials to comply with the provisions of specifications AS 1428-2009
- Wet areas to be waterproofed to AS 37440, and to be provided with a floor waste
- Door to W.C have lift off hinges
- Mchanical ventilation exhaust system to be provided, to kitchens and W.C.s

LAND DESCRIPTION	
LOT in	DP 1206808
LAND AREA	1000 SQ.M.
Gross Area ware of house 24.8x20.6 =	510.8 SQ.M.
Mezzanine Floor	510.8 SQ.M.
Total	599.2 SQ.M.
Parking space required 599 ÷ 100 = 6 Number	
Provided	6 No

**PROPOSED WARE HOUSE AT No 21 SEVERN STREET ST. MARYS FOR REAL SAVINGS PTY LTD**  
 Mob. 0411 690 832

**GENERAL LAYOUT AND GROUND FLOOR UTILITY**

**S. POLYCARPOU** M.I.E. Aust. C.P. Eng.  
 CHARTERED PROFESSIONAL ENGINEER  
 CIVIL & STRUCTURAL N.P.E.R. 9259  
 26 IRRIBIN STREET  
 MARAYONG NSW 2148  
 MOB:0408269790  
 TEL. (02) 98318738  
 FAX. (02) 96798716  
 E.M.s\_poly@tpg.com.au

**DATE August 2017** **DR. NO 3058/ 1A**  
 Scale 1:100 1:200 **REVISION B FOR C.C**

