



### 111 Blackwall Road Woy Woy NSW

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Woy Woy Premier Commercial Building Opportunity.

- Immaculate approx 220sqm office building
- 379sqm of Land In Woy Woy CBD Location
- 4 carparks on site
- Prime position in major office precinct
- Modern Business Fit Out
- Auto Glass front door
- Disabled access ramp

<b>Type</b>	: Offices
<b>Price</b>	: \$85,000 + GST pa
<b>Building Size</b>	: 220 sqm
<b>Land Size</b>	: 379 sqm
<b>View</b>	: <a href="https://www.wilsonsproperty.com.au/lease/nsw/central-coast-region/woy-woy/commercial/offices/8074532">https://www.wilsonsproperty.com.au/lease/nsw/central-coast-region/woy-woy/commercial/offices/8074532</a>

To view more properties exclusive to Wilson's Estate Agency visit [www.wilsonsproperty.com.au](http://www.wilsonsproperty.com.au)

For more details contact Andrew Quilkey on 0421200330 or Greg Quilkey on 0405474082.

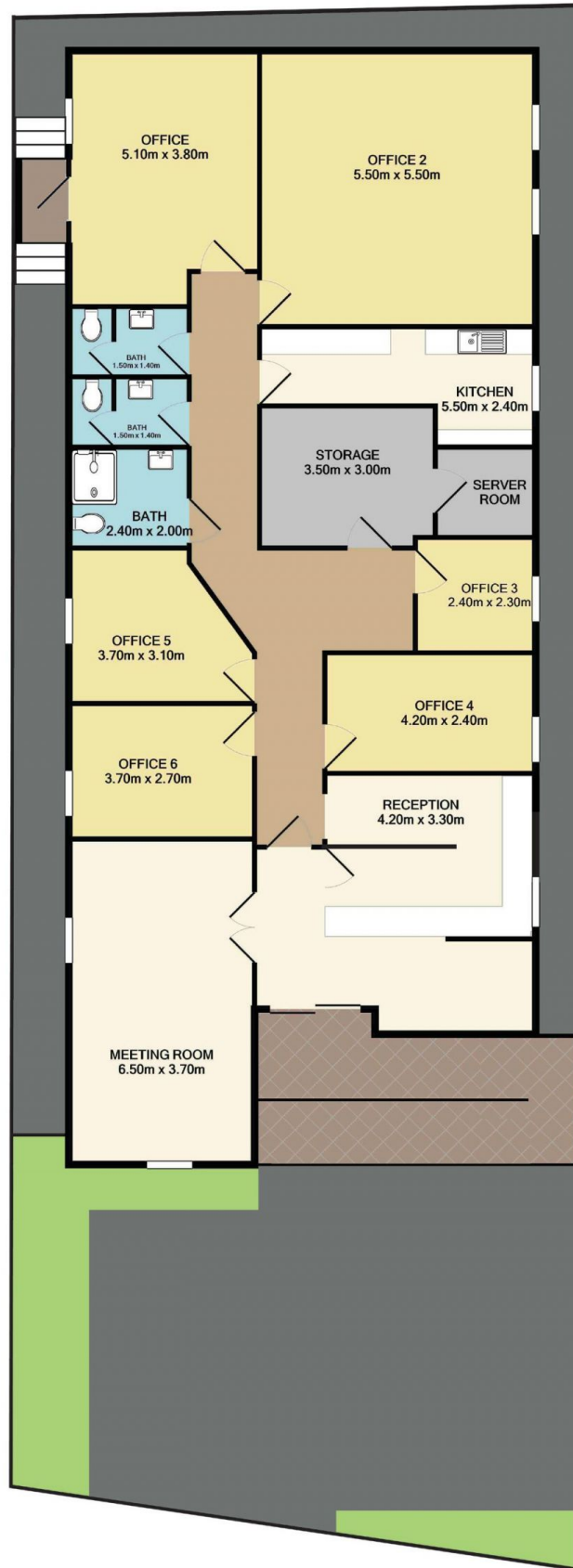
[For full version visit the website](https://www.wilsonsproperty.com.au)



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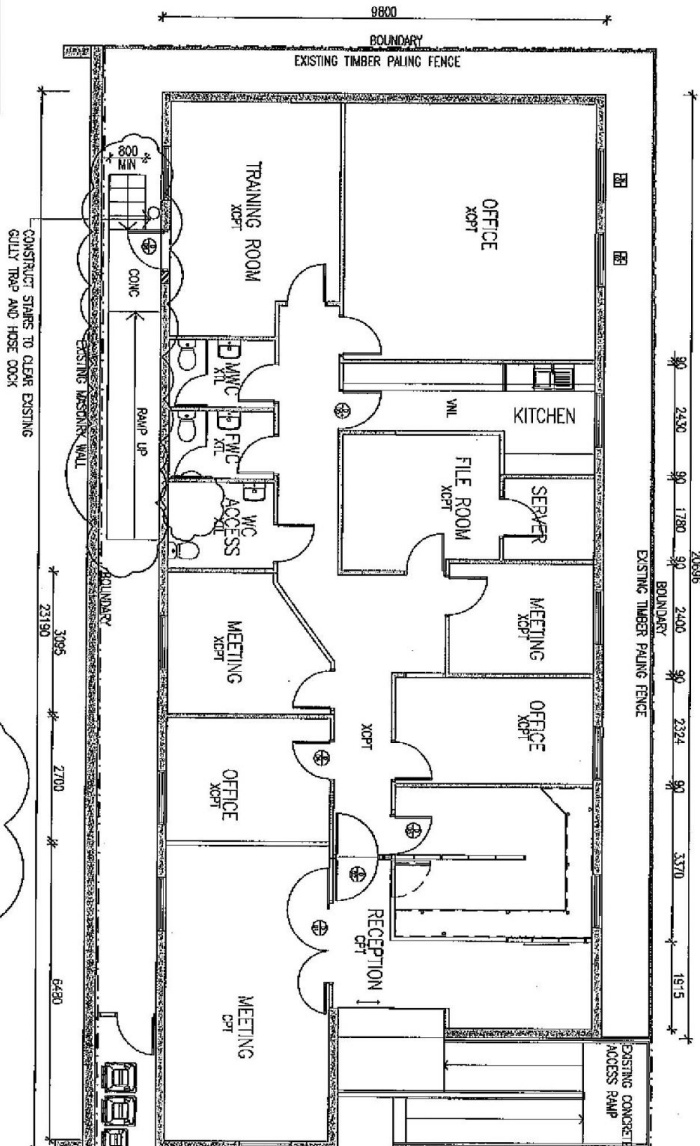


## 111 Blackwall Road, Woy Woy

Total Approx. Floor Area 227.4 SQ.M. 2448 SQ.FT.

Measurements are approximate. Not to scale. For illustrative purposes only. Boundaries are approximate.

- LEGEND**
- XOPT EXISTING CARPET
  - OPT CARPET
  - XTL EXISTING TILE
  - TMB TIMBER
  - WVL VVFL TILE
  - CONC CONCRETE



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 NEW BUILDING DESIGN  
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ISSUE 1: ISSUE A - K&KATY  
 ISSUE 2: ISSUE B - K&KATY  
 ISSUE 3: ISSUE C - K&KATY  
 PROPOSED FINISHING AND SKINCHEER DELIVERED

**PLAN**

SCALE: 1:100 @ A3  
 PROJECT: ALTERNATIVE TO EXISTING OFFICES

CLIENT: RMC PARTNERS ACCOUNTANTS  
 STILLBURY PT. AVE STILLBURY PROPERT TRUST  
 ADDRESS: 111 BLACKWALL ROAD  
 WOODVILLE NSW 2239

**DA01**

**B**

- NOTES**
- EXTENT OF NEW WORK ENTAILS:
    - THE 2 NEW WINDOWS TO THE NORTHERN ELEVATION
    - NEW ROOF WITH STAIRS TO THE SOUTHERN ELEVATION
    - NEW FENCE AND STAIRS TO BROCKMAN
    - NEW SIGN ATTACHED TO FENCING
  - EXISTING WINDOWS:
    - ALL WINDOWS ARE FROD GLASS AND PROTECTED BY BREAKERS
  - NEW WINDOWS:
    - RELIEF WINDOW FROM SOUTHERN SIDE OF BUILDING REMOVED TO INSTALL DOG RELIEF TO W01
  - FIRE PROTECTION:
    - EXTEND DRENCHER SYSTEM TO COVER NEW WINDOWS AND DOOR W01 / W02 / D05
  - EMERGENCY EXIT SIGNAGE:
    - NEW SIGN TO BE LOCATED ABOVE DOG
    - EXISTING SIGN TO BE RETAINED ABOVE FRONT DOOR
  - NEW SIGNAGE:
    - PRINTED ON FIBRE CONCRETE BOARD AND FIXED TO STEEL POSTS TO A HEIGHT OF 1900MM
    - STAIRS TO BE CONSTRUCTED TO AVOID EXISTING GULLY TRAP
    - RAMP TO STREET EXPRESS

