

SPECIFICATION

ZEDEX

axia
CORPORATE PROPERTY

CENTRIC 481

481 SCARBOROUGH BEACH ROAD, OSBORNE PARK



GROUND & FIRST FLOOR

- Concrete tilt panel perimeter walls
- Warehouse truss height from 5200mm to 5700mm
- Concrete engineered floor
- Concrete mezzanine floor & stairs
- Steel galvanized balustrade to stairs & mezzanine
- Colorbond roof sheeting with anticon insulation
- Clear sheeting skylights
- LED high bay fittings to warehouse
- LED fittings to mezzanine level & lobby
- LED grid light fittings U2-3
- Stainless steel sink & flickmixer with cabinetry under for tea prep
- Disabled bathroom with toilet suite & basin - floor & skirting tiles
- Seperate sub board & sub metre for each unit
- NBN provision to each unit
- Colorbond automatic door to warehouse
- Aluminium cladding to first floor external perimeter facade
- Split system air conditioning U2-3
- Grid ceiling with panels & insulation U2-3
- Landscaping & reticulation to council DA requirements
- Cafe located at front of complex (U1)

BASEMENT

- Concrete filled perimeter walls
- Concrete engineered floor
- 3200mm maximum entry height to storage units
- Automatic remote security roller shutter to basement vehicle ramp entry
- Colorbond automatic door to storage unit
- Painted common area walls
- CCTV to basement area
- Lighting & exhaust to BCA requirements
- Common area disabled bathroom with toilet suite & basin - floor & skirting tiles
- 2x GPO & 2x LED light fittings per storage unit
- Entry via ramp to Australian Standards for ground clearances (eg 5.2m length @ 100mm minimum clearance)
- Vehicle wash bay facility for use by all units
- End of trip shower facilities with bicycle bays for use by all units

**STCA
**Approx.*

^Subject to change

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