

# SPECIFICATION

**ZEDEX**

**axia**  
CORPORATE PROPERTY

## CENTRIC 481

481 SCARBOROUGH BEACH ROAD, OSBORNE PARK



### GROUND & FIRST FLOOR

- 6850mm high concrete tilt panel walls
- 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 roller door
- 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 perimeter walls
- Concrete engineered floor
- 3200mm maximum entry height (automatic roller door)
- 3700mm internal floor to ceiling height
- Automatic remote security roller shutter to basement entry
- Colorbond automatic roller door
- 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.*

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