

# FOR LEASE

*UNIT A  
17 GRAYSTONE ST  
TINGALPA*



*PROUDLY OWNED AND MANAGED BY  
PACIFIC PROPERTIES*

## **LOCATION**

- PRIME POSITION
- EASY ACCESS TO CBD/AIRPORT/PORT OF BRISBANE  
/GATEWAY MOTORWAY
- ACCESS TO ALL MAJOR TRANSPORT ROUTES
- CORPORATE NEIGHBOURHOOD
- READY FOR OCCUPATION NOVEMBER 1 2019

## **BUILDING**

- QUALITY TILT SLAB CONSTRUCTION
- RENOVATION TO BE COMPLETED NEW CARPET AND PAINT  
THROUGHOUT
- 17 CARPARKS ON SITE
- FULLY FENCED CARPARK AREA
- EXCELLENT TRUCK ACCESS

## **OFFICE SHOWROOM**

- FULLY DUCTED AIR CONDITIONING
- CONCRETE MEZZANINE FLOOR TO UPPER LEVEL
- SUSPENDED CEILING WITH RECESSED LIGHTING
- CARPETED
- MALE AND FEMALE AMENITIES

## **WAREHOUSE**

- 7.5m CLEARSPAN
- 2 ELECTRIC ROLLER DOORS
- ROOF INSULATION AND VENTILATION
- GOOD NATURAL LIGHT

## DETAILS

- ADDRESS – UNIT A

17 GRAYSTONE ST

TINGALPA BRISBANE

QLD 4009

- AVAILABLE FOR OCCUPATION NOVEMBER 1
- ZONING – INDUSTRY GENERAL INDUSTRY A

•	GROUND FLOOR OFFICE (APPROX)	130 m <sup>2</sup>
	MEZZANINE OFFICE (APPROX)	286 m <sup>2</sup>
	WAREHOUSE (APPROX)	1107 m <sup>2</sup>
	TOTAL	<u>1523 m<sup>2</sup></u>

- ANNUAL RENTAL – \$125 m2 (net) \$190,375.00 p.a.\*

- OUTGOINGS – PAYABLE BY LESSEE

ESTIMATED AT (2019/2020) \$48,000.00p/a\*

- RENT REVIEWS – CPI ANNUALLY / 3% MINIMUM
- TERM – 5 YEARS PREFERRED
- GUARANTEE - 6 MONTH BANK GUARANTEE. CONTRIBUTION TO RENT, OUTGOINGS AND GST \$131,106.25
- \* NOTE – PLUS G.S.T.

## **LESSOR INFORMATION**

LESSOR – PACIFIC PROPERTIES PTY LTD ATF THE LAKEHAVEN  
TRUST.

ABN: 34 850 162 014

ADDRESS – 1/11 PALMER PLACE  
MURARRIE, QLD 4172

PHONE – 07 3390 5966

FAX – 07 3390 8620

CONTACT – RUSSELL BEAUCHAMP 0413629041

PAUL CUTMORE 0403579998