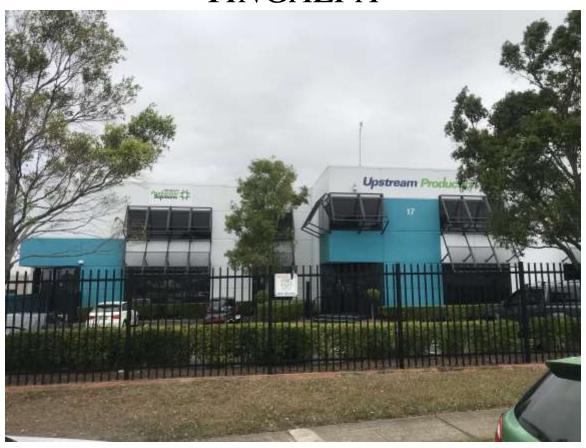
FOR LEASE

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 m²

MEZZANINE OFFICE (APPROX) 286 m²

WAREHOUSE (APPROX) 1107 m²

TOTAL 1523 m²

- 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
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