

FOR LEASE

UNIT 12

783 KINGSFORD SMITH DRIVE

EAGLE FARM



*PROUDLY OWNED AND MANAGED BY
PACIFIC PROPERTIES*

LOCATION

- PRIME POSITION
- 15 MINS TO CBD/AIRPORT/PORT OF BRISBANE
- 800 METRES TO GATEWAY BRIDGE
- ACCESS TO ALL MAJOR TRANSPORT ROUTES

BUILDING

- FULL REFURBISHMENT TO BE COMPLETED PRIOR TO OCCUPATION
- CORPORATE QUALITY NEW TILT SLAB CONSTRUCTION
- 11 CARPARKS ON SITE
- EXCELLENT TRUCK ACCESS

OFFICE SHOWROOM

- FULLY AIR CONDITIONED OFFICE AND WAREHOUSE
- NBN AVAILABLE
- SUSPENDED CEILING WITH RECESSED LIGHTING
- FRESHLY CARPETED AND REPAINTED
- MALE AND FEMALE AMENITIES. 3 IN TOTAL
- 100 PAIR PHONE CONNECTIONS (TO BE CONFIRMED)
- BOARDROOM, MEETING ROOMS, NUMEROUS OFFICES

WAREHOUSE

- CURRENTLY AIR CONDITIONED CAN BE CONVERTED TO 7.5M CLEARSPAN
- 1 ELECTRIC CONTAINER HEIGHT ROLLER DOOR
- ROOF INSULATION AND VENTILATION
- HEAVY DUTY 3 PHASE POWER SUPPLY



Ground Floor Office



Mezzanine Office



150 m2 Warehouse



Meeting Rooms on Both Floors

DETAILS

- ADDRESS – UNIT 12

783 KINGSFORD SMITH DRIVE

EAGLE FARM, BRISBANE

QLD 4009

- ZONING – GENERAL INDUSTRY

• CURRENTLY	GROUND FLOOR OFFICE	365 m ²
	MEZZANINE OFFICE	215 m ²
	WAREHOUSE	<u>150 m²</u>
	TOTAL	730 m ²

- THIS UNIT CAN BE RECONFIGURED FOR MORE WAREHOUSE AS FOLLOWS

POSSIBLE LAYOUT	GROUND FLOOR OFFICE	243 m ²
	MEZZANINE OFFICE	215 m ²
	WAREHOUSE	<u>272 m²</u>
	TOTAL	730 m ²

- TERM : 5 YEARS

- ASKING ANNUAL RENT - \$140 m2 \$102,200.00 p/a*

- OUTGOINGS – PAYABLE BY LESSEE

ESTIMATED AT \$21,940.00 p/a*

- RENT REVIEWS – CPI ANNUALLY / 3% MINIMUM*

- GUARANTEES – 6 MONTH BANK GUARANTEE \$68,277.00

- * NOTE – PLUS G.S.T.

LESSOR INFORMATION

LESSOR – PACIFIC PROPERTIES PTY LTD ATF THE LAKEHAVEN
TRUST.

ABN: 34 850 162 014

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