

# FOR LEASE

*7 Palmer Place  
MURARRIE*



*PROUDLY OWNED AND MANAGED BY  
PACIFIC PROPERTIES*

## **LOCATION**

- PRIME POSITION
- 15 MINS TO CBD/AIRPORT/PORT OF BRISBANE
- CLOSE TO GATEWAY BRIDGE
- EXCELLENT ACCESS TO ALL MAJOR TRANSPORT ROUTES
- PART OF A QUALITY CORPORATE BUSINESS PARK

## **BUILDING**

- CORPORATE QUALITY TILT SLAB CONSTRUCTION
- 12 CARPARKS ON SITE
- EXCELLENT TRUCK ACCESS

## **OFFICE SHOWROOM**

- DUCTED AIR CONDITIONING
- SUSPENDED CEILING WITH RECESSED LIGHTING
- CARPETED
- MALE AND FEMALE AMENITIES
- 50 PAIR PHONE CONNECTIONS
- FULL MAKE GOOD TO BE COMPLETED

## **WAREHOUSE**

- 7.5m CLEARSPAN
- 3 ELECTRIC CONTAINER HEIGHT ROLLER DOORS
- ROOF INSULATION AND VENTILATION
- 3 PHASE POWER SUPPLY
- GOOD NATURAL LIGHT
- EPOXY COATED FLOORS AND PAINTED WAREHOUSE WALLS



3 Roller doors



Warehouse – To be repainted prior to Occupation

## DETAILS

- ADDRESS – 7 PALMER PLACE  
MURARRIE  
QLD 4171
- ZONING – LIGHT INDUSTRY
- SIZE

MEZZANINE OFFICE	246m <sup>2</sup>
GROUND FLOOR OFFICE	156m <sup>2</sup>
WAREHOUSE	<u>482m<sup>2</sup></u>
TOTAL	884 m <sup>2</sup>
- TERM : 5 YEARS
- ASKING ANNUAL RENT - \$160 m<sup>2</sup>(net) \$141,440.00 p/a\*
- OUTGOINGS – PAYABLE BY LESSEE  
ESTIMATED AT \$32,003.20 p/a\*
- RENT REVIEWS – CPI ANNUALLY / 3% MINIMUM
- GUARANTEES – 6 MONTH BANK GUARANTEE \$95,393.76
- \* 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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