

# FOR LEASE

*UNIT 21  
140 WECKER ROAD  
MANSFIELD*



*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
- QUALITY NEIGHBOURS : BRYAN BYRT-SIGMA-HAYMAN

## **BUILDING**

- CORPORATE QUALITY NEW TILT SLAB CONSTRUCTION
- 4 CARPARKS ON SITE 2 UNDERCOVER
- EXCELLENT B-DOUBLE TRUCK ACCESS

## **OFFICE SHOWROOM**

- QUALITY DUCTED AIR CONDITIONING
- SUSPENDED CEILING WITH RECESSED LIGHTING
- CARPETED
- MALE AND FEMALE AMENITIES
- 100 PAIR PHONE CONNECTIONS

## **WAREHOUSE**

- 7.5m CLEARSPAN
- SINGLE ELECTRIC CONTAINER HEIGHT ROLLER DOOR
- ROOF INSULATION AND VENTILATION
- HEAVY DUTY 3 PHASE POWER SUPPLY
- GOOD NATURAL LIGHT

## DETAILS

- ADDRESS – UNIT 21  
140 WECKER ROAD  
MANSFIELD, BRISBANE  
QLD 4122
- ZONING – LIGHT INDUSTRY
- SIZE

MEZZANINE OFFICE	71 m <sup>2</sup>
WAREHOUSE	<u>235 m<sup>2</sup></u>
TOTAL	306 m <sup>2</sup>
- TERM : 5 YEARS PREFERRED
- ANNUAL RENT - \$125 m2(net) \$38,250.00 p/a\*
- OUTGOINGS – PAYABLE BY LESSEE  
ESTIMATED AT \$7,362.36 p/a\*
- RENT REVIEWS – CPI ANNUALLY / 4% MINIMUM
- GUARANTEES – 6 MONTH BANK GUARANTEE \$25,086.80
- \* 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