

# FOR LEASE

*UNIT 8  
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

## **BUILDING**

- CORPORATE QUALITY NEAR NEW TILT SLAB CONSTRUCTION
- 5 CARPARKS ON SITE
- EXCELLENT B-DOUBLE TRUCK ACCESS

## **OFFICE SHOWROOM**

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

## **WAREHOUSE**

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



220m<sup>2</sup> Warehouse



206m<sup>2</sup> Carpeted & air conditioned office

## DETAILS

- ADDRESS – UNIT 8

140 WECKER ROAD  
MANSFIELD, BRISBANE  
QLD 4122

- ZONING – LIGHT INDUSTRY

• SIZE	MEZZANINE OFFICE	98 m <sup>2</sup>
	GROUND OFFICE (APPROX)	108m <sup>2</sup>
	WAREHOUSE (APPROX)	<u>220</u> m <sup>2</sup>
	TOTAL	426 m <sup>2</sup>

- TERM : 5 YEARS PREFERRED

- ASKING ANNUAL RENT - \$125 m2(net) \$53,250.00 p/a\*

- OUTGOINGS – PAYABLE BY LESSEE

ESTIMATED AT \$10,400.71 p/a\*

- RENT REVIEWS – CPI ANNUALLY / 3% MINIMUM

- GUARANTEES – 6 MONTH BANK GUARANTEE - \$35,007.90

- \* NOTE – PLUS G.S.T.

## **LESSOR INFORMATION**

LESSOR – PACIFIC PROPERTIES PTY LTD ATF THE LAKEHAVEN  
TRUST.

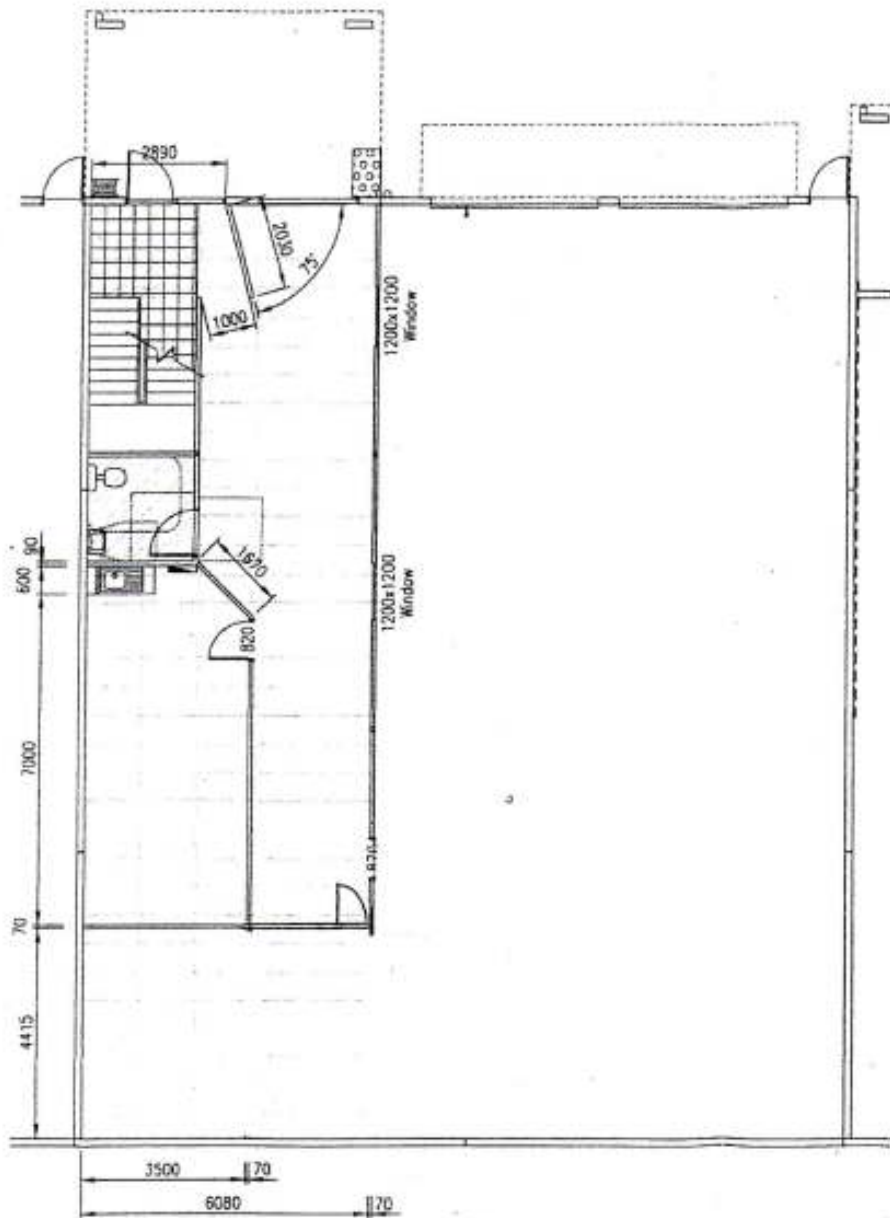
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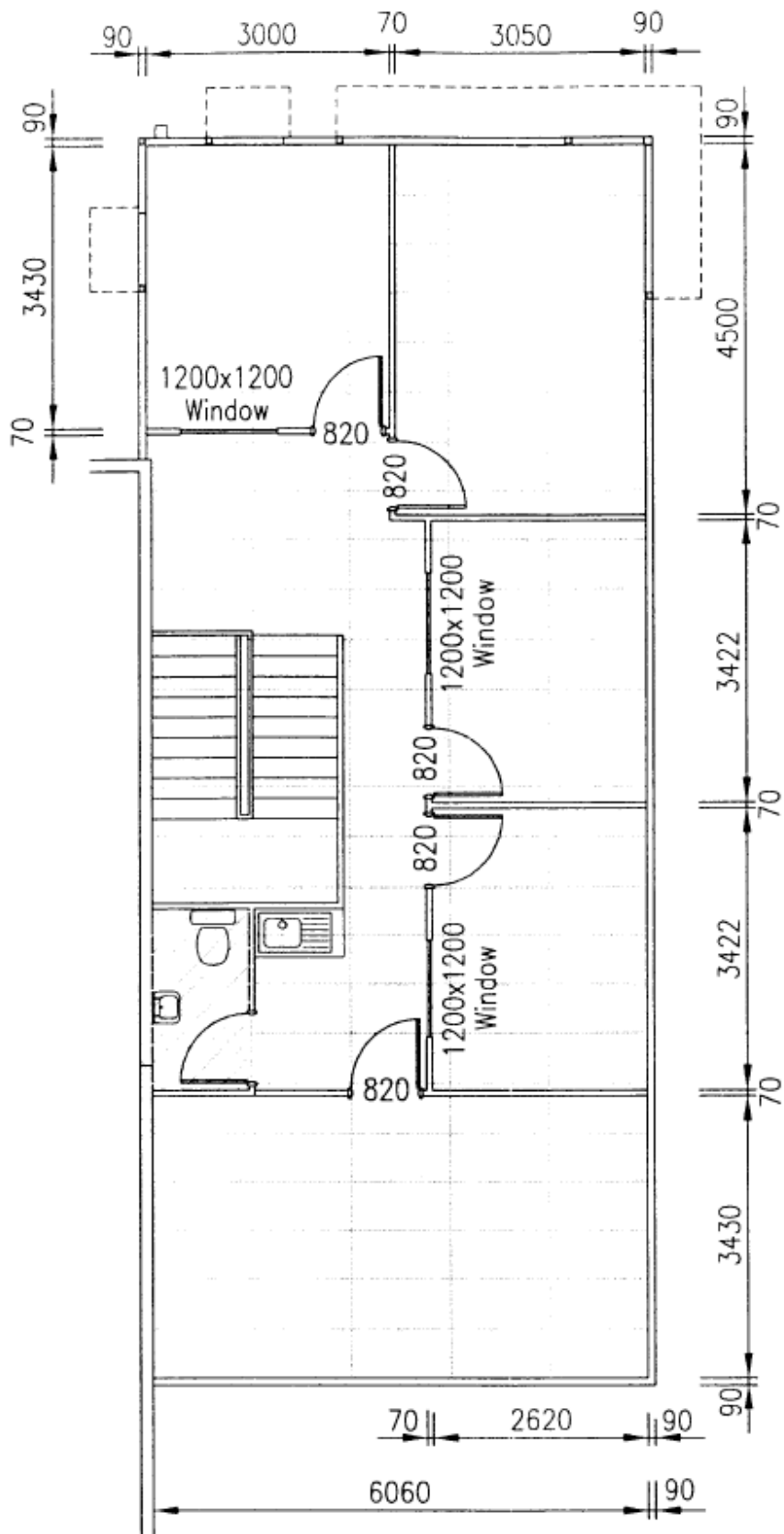
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PAUL CUTMORE 0403579998



Unit 8 Ground Floor Plan

1:100

APROX



## Unit 8 Mezzanine Floor Plan

1:100