

# FOR LEASE

*UNIT 3, 135 INGLESTON ROAD  
WAKERLEY*



*PROUDLY OWNED AND MANAGED BY  
PACIFIC PALMS*

## **LOCATION**

- PRIME INDUSTRIAL POSITION
- ACCESS TO ALL MAJOR TRANSPORT ROUTES
- FAST EMERGING INDUSTRIAL AREA

## **BUILDING**

- RECENTLY REFURBISHED OLDER STYLE METAL CLAD BUILDINGS
- NUMEROUS CARPARKS ON SITE
- GOOD TRUCK ACCESS
- DUAL ENTRY TO THE SITE

## **OFFICE AREA**

- AIR CONDITIONED OFFICE
- SUSPENDED CEILING WITH RECESSED LIGHTING
- CARPETED
- MALE AND FEMALE AMENITIES ON MEZZANINE FLOOR
- LUNCH ROOM

## **WAREHOUSE**

- 2 ELECTRIC CONTAINER HEIGHT ROLLER DOORS
- CLEAR SHEETING TO ALLOW NATURAL LIGHT
- EPOXY COATED FLOOR
- ROOF VENTILATION
- HEAVY DUTY 3 PHASE POWER SUPPLY



- 213m<sup>2</sup> Mezzanine Office



- 422m<sup>2</sup> Epoxy coated warehouse floor

## **DETAILS**

- ADDRESS – 135 INGLESTON ROAD  
WAKERLEY, BRISBANE  
QLD, 4154
- ZONING – GENERAL INDUSTRY
- SIZES AND RENTS

<b><u>TENANCY 3</u></b>	
OFFICE	213m <sup>2</sup>
WAREHOUSE	422m <sup>2</sup>
TOTAL SIZE	635m <sup>2</sup>
NET RENT P.A.	\$57,150
EST. OUTGOINGS P.A.	\$16,122

- TERM : 5 YEARS
- RENT REVIEWS – CPI ANNUALLY / 3% MINIMUM
- GUARANTEES – 6 MONTH BANK GUARANTEE \$40,300.00
- \* NOTE – ALL PRICES ARE PLUS G.S.T.

## **LESSOR INFORMATION**

LESSOR – PACIFIC PALMS PTY LTD

ABN: 77 010 067 179

ADDRESS – 1/11 PALMER PLACE

MURARRIE, QLD 4172

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