

FOR LEASE

*UNIT 4, 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

- SUSPENDED CEILING WITH RECESSED LIGHTING
- CARPETED
- MALE AND FEMALE AMENITIES
- LUNCH ROOM

WAREHOUSE

- NUMEROUS ELECTRIC CONTAINER HEIGHT ROLLER DOOR
- CLEAR SHEETING TO ALLOW NATURAL LIGHT
- ROOF VENTILATION
- HEAVY DUTY 3 PHASE POWER SUPPLY
- 2 TONNE CRANE ACCESS



- Large warehouse with 5 roller doors and crane.



- Mezzanine level office.

DETAILS

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

<u>TENANCY 4</u>	
OFFICE (approx.)	146m ²
WAREHOUSE (approx.)	1618m ²
TOTAL SIZE	1764m ²
NET RENT P.A.	\$158,760
EST OUTGOINGS P.A.	\$44,787

- TERM : 5 YEARS
- RENT REVIEWS – CPI ANNUALLY / 3% MINIMUM
- GUARANTEES – 6 MONTH BANK GUARANTEE
- * 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

PHONE – 07 3390 5966

FAX – 07 3390 8620

CONTACT – RUSSELL BEAUCHAMP 0413629041

PAUL CUTMORE 0403579998