

FOR LEASE



UNIT 1 AND 2
783 KINGSFORD SMITH DRIVE
EAGLE FARM



*PROUDLY OWNED AND MANAGED BY
PACIFIC PROPERTIES*

LOCATION

- PRIME POSITION
- 15 MINS TO CBD/AIRPORT/PORT OF BRISBANE
- 800 METRES TO GATEWAY BRIDGE
- ACCESS TO ALL MAJOR TRANSPORT ROUTES

BUILDING

- TO BE REFURBISHED BEFORE OCCUPATION, NEW CARPET & PAINT THROUGHOUT
- CORPORATE QUALITY TILT SLAB CONSTRUCTION
- 10 CARPARKS ON SITE
- CAN BE SPILT INTO 2 SEPARATE UNITS OF 265m² AND 358m²

OFFICE SHOWROOM

- FULLY AIR CONDITIONED OFFICE
- SUSPENDED CEILING WITH RECESSED LIGHTING
- CARPETED
- BATHROOMS ON BOTH FLOOR

WAREHOUSE

- 7.5M CLEARSPAN
- ELECTRIC CONTAINER HEIGHT ROLLER DOORS
- ROOF INSULATION AND NATURAL LIGHTING
- HEAVY DUTY 3 PHASE POWER SUPPLY
- FLOOR TO BE EPOXY COATED BEFORE OCCUPATION

DETAILS

- ADDRESS – UNIT 1 and 2

783 KINGSFORD SMITH DRIVE

EAGLE FARM, BRISBANE

QLD 4009

<u>UNIT 1 AND 2 783 KINGSFORD SMITH DRIVE</u>	
MEZZANINE OFFICE	242m ²
GROUND FLOOR OFFICE	151 m ²
WAREHOUSE	230 m ²
TOTAL SIZE	623 m ²
NET RENT P.A.	\$99,680.00
EST. OUTGOINGS P.A	\$21,338.24
CAR SPACES	10

- RENT REVIEWS – CPI ANNUALLY / 3% MINIMUM*
- GUARANTEES – 6 MONTH BANK GUARANTEE \$66,560.00
- * NOTE – PLUS G.S.T.
- READY FOR OCCUPATION February 2020

OPTION 2 – LEASED AS 2 SEPERATE UNITS

<u>UNIT 1</u>	
MEZZANINE OFFICE	88 m ²
GROUND FLOOR OFFICE	77 m ²
WAREHOUSE	100 m ²
TOTAL SIZE	265 m ²
NET RENT P.A.	\$42,400.00
EST. OUTGOINGS P.A	\$9,076.45
CAR SPACES	4

<u>UNIT 2</u>	
MEZZANINE OFFICE	154m ²
GROUND FLOOR OFFICE	74 m ²
WAREHOUSE	130 m ²
TOTAL SIZE	358 m ²
NET RENT P.A.	\$57,280.00
EST. OUTGOINGS P.A	\$12,261.79
CAR SPACES	6

LESSOR INFORMATION

LESSOR – PACIFIC PROPERTIES PTY LTD ATF THE LAKEHAVEN
TRUST.

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