

FOR LEASE

UNIT 4

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
- QUALITY CORPORATE NEIGHBOURHOOD

BUILDING

- CORPORATE QUALITY TILT SLAB CONSTRUCTION
- FULL REFURB TO BE COMPLETED PRIOR TO OCCUPATION
- 7 CARPARKS ON SITE
- EXCELLENT TRUCK ACCESS

OFFICE SHOWROOM

- FULLY AIR CONDITIONED OFFICE
- SUSPENDED CEILING WITH RECESSED LIGHTING
- CARPETED
- MALE AND FEMALE AMENITIES
- SHOWER ON THE GROUND FLOOR
- NBN AVAILABLE
- BOARDROOM, LUNCH ROOM, NUMEROUS OFFICES

WAREHOUSE

- 7.5M CLEARSPAN
- 2 ELECTRIC CONTAINER HEIGHT ROLLER DOOR
- ROOF INSULATION AND VENTILATION
- HEAVY DUTY 3 PHASE POWER SUPPLY

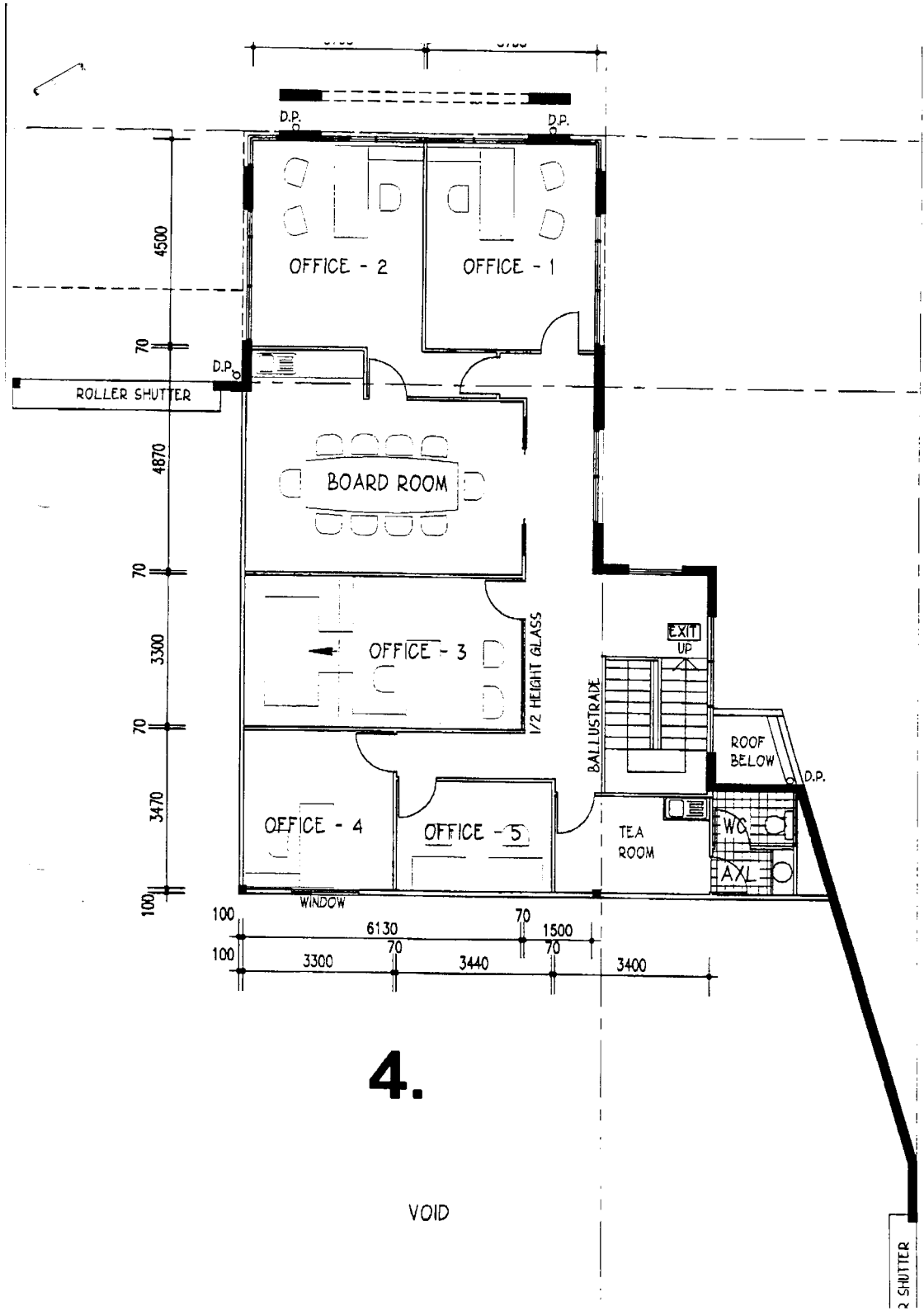
Ground Floor Office



Warehouse Area



Mezzanine Level Office



DETAILS

- ADDRESS – UNIT 4

783 KINGSFORD SMITH DRIVE

EAGLE FARM, BRISBANE

QLD 4009

- ZONING – GENERAL INDUSTRY

• CURRENTLY	GROUND FLOOR OFFICE	150 m ²
	MEZZANINE OFFICE	154 m ²
	WAREHOUSE	<u>303 m²</u>
	TOTAL	607 m ²

- TERM : 5 YEARS

- ASKING ANNUAL RENT - \$150m2 \$91,050.00 p/a*

- OUTGOINGS – PAYABLE BY LESSEE

ESTIMATED AT \$20,608.13 p/a*

- RENT REVIEWS – CPI ANNUALLY / 3% MINIMUM*

- GUARANTEE – 6 MONTH BANK GUARANTEE \$61,412.00

- * NOTE – PLUS G.S.T.

LESSOR INFORMATION

LESSOR – PACIFIC PROPERTIES PTY LTD ATF THE LAKEHAVEN
TRUST.

ABN: 34 850 162 014

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