

FOR LEASE

*UNIT 19
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
- QUALITY NEIGHBOURS

BUILDING

- CORPORATE QUALITY NEAR NEW TILT SLAB CONSTRUCTION
- 6 CARPARKS ON SITE 2 UNDERCOVER
- EXCELLENT B-DOUBLE TRUCK ACCESS

OFFICE SHOWROOM

- QUALITY DUCTED AIR CONDITIONING
- SUSPENDED CEILING WITH RECESSED LIGHTING
- TO BE REPAINTED AND RE CARPETED PRIOR TO OCCUPATION
- MALE AND FEMALE AMENITIES
- 50 PAIR PHONE CONNECTIONS – NBN CURRENTLY BEING INSTALLED

WAREHOUSE

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

Warehouse Area



85m2 Mezzanine Office



DETAILS

- ADDRESS – UNIT 19
140 WECKER ROAD
MANSFIELD, BRISBANE
QLD 4122
- ZONING – LIGHT INDUSTRY
- SIZE

MEZZANINE OFFICE	85 m ²
WAREHOUSE	<u>349 m²</u>
TOTAL	434 m ²
- PREFERRED TERM : 5 YEARS
- ASKING ANNUAL RENT - \$135 m2(net) \$58,590.00 p/a*
- OUTGOINGS – PAYABLE BY LESSEE

ESTIMATED AT	\$11,882.00 p/a*
--------------	------------------
- RENT REVIEWS – CPI ANNUALLY / 3% MINIMUM
- GUARANTEES – 6 MONTH BANK GUARANTEE \$38,760.00
- * NOTE – PLUS G.S.T.

LESSOR INFORMATION

LESSOR – PACIFIC PROPERTIES PTY LTD ATF THE LAKEHAVEN
TRUST.

ABN: 34 850 162 014

ADDRESS – 1/11 PALMER PLACE
MURARRIE, QLD 4172

PHONE – 07 3390 5966

FAX – 07 3390 8620

CONTACT – RUSSELL BEAUCHAMP 0413629041
PAUL CUTMORE 0403579998