

# FOR LEASE

*UNIT 22  
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

## **BUILDING**

- CORPORATE QUALITY NEAR NEW TILT SLAB CONSTRUCTION
- 5 CARPARKS ON SITE 2 UNDERCOVER
- EXCELLENT B-DOUBLE TRUCK ACCESS
- TO BE REFURBISHED PRIOR TO OCCUPATION

## **OFFICE SHOWROOM**

- QUALITY DUCTED AIR CONDITIONING
- SUSPENDED CEILING WITH RECESSED LIGHTING
- CARPETED
- MALE AND FEMALE AMENITIES
- 100 PAIR PHONE CONNECTIONS
- NBN ON SITE

## **WAREHOUSE**

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

## DETAILS

- ADDRESS – UNIT 22  
140 WECKER ROAD  
MANSFIELD, BRISBANE  
QLD 4122
- ZONING – LIGHT INDUSTRY
- SIZE

MEZZANINE OFFICE	69 m <sup>2</sup>
WAREHOUSE	<u>363</u> m <sup>2</sup>
TOTAL	432 m <sup>2</sup>
- TERM : 5 YEARS PREFERRED
- ASKING ANNUAL RENT - \$130 m2(net) \$56,160.00 p/a\*
- OUTGOINGS – PAYABLE BY LESSEE  
ESTIMATED AT \$11,763.05 p/a\*
- RENT REVIEWS – CPI ANNUALLY / 3% MINIMUM
- GUARANTEES – 6 MONTH BANK GUARANTEE
- \* 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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