

FOR LEASE

*UNIT 17
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 : SIGMA-HAYMAN – FORD

BUILDING

- CORPORATE QUALITY TILT SLAB CONSTRUCTION
- 7 CARPARKS ON SITE 4 UNDERCOVER
- EXCELLENT B-DOUBLE TRUCK ACCESS
- FULL REFURBISHMENT TO BE COMPLETED PRIOR TO OCCUPATION

OFFICE SHOWROOM

- QUALITY DUCTED AIR CONDITIONING
- SUSPENDED CEILING WITH RECESSED LIGHTING
- CARPETED
- MALE AND FEMALE AMENITIES
- 50 PAIR PHONE CONNECTIONS

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 17
140 WECKER ROAD
MANSFIELD, BRISBANE
QLD 4122

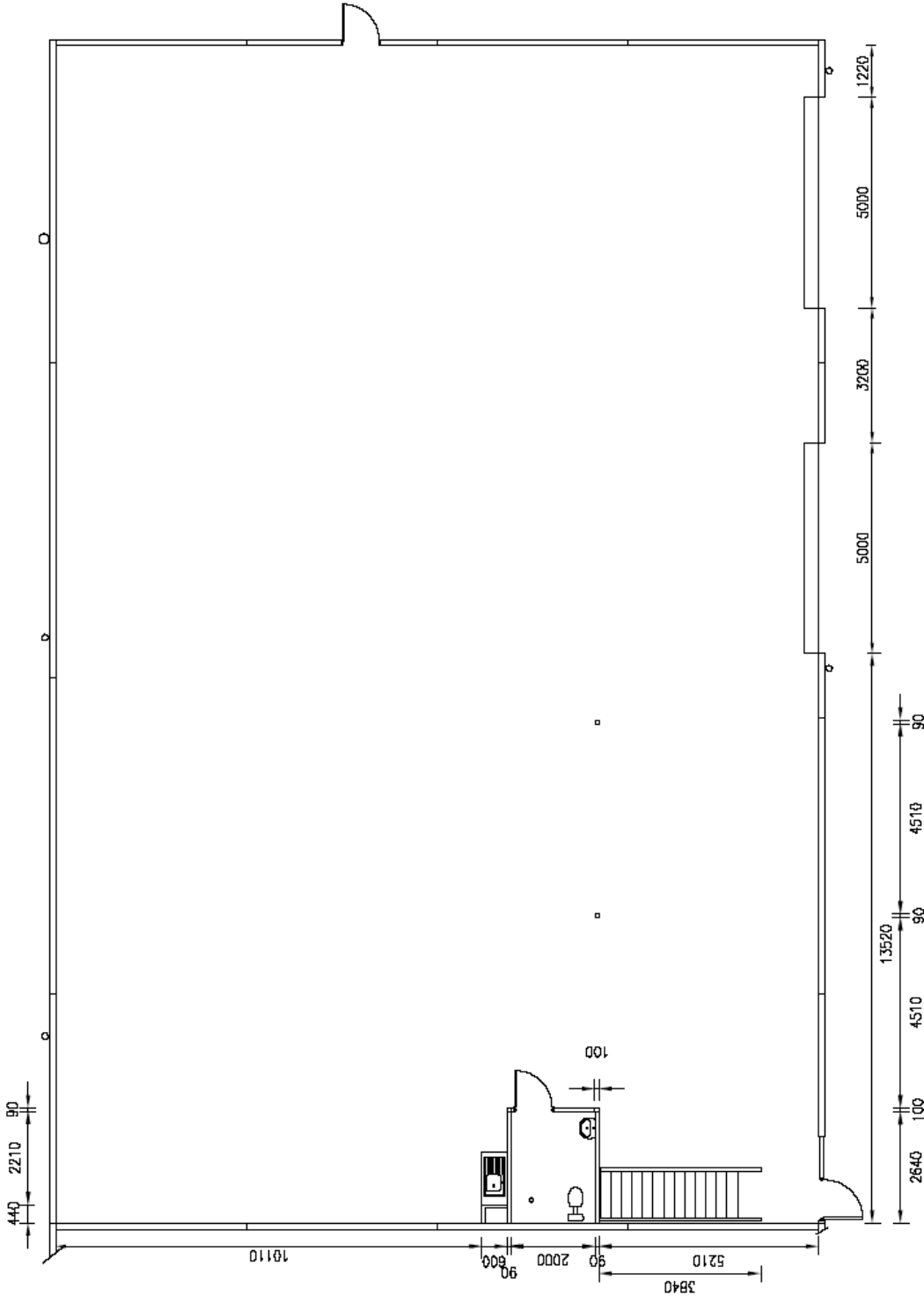
- SIZE MEZZANINE OFFICE 107 m²
 WAREHOUSE 518 m²
 TOTAL 625 m²

- TERM : 5 YEARS PREFERRED
- ASKING ANNUAL RENT - \$125 m²(net) \$78,125.00 p/a*

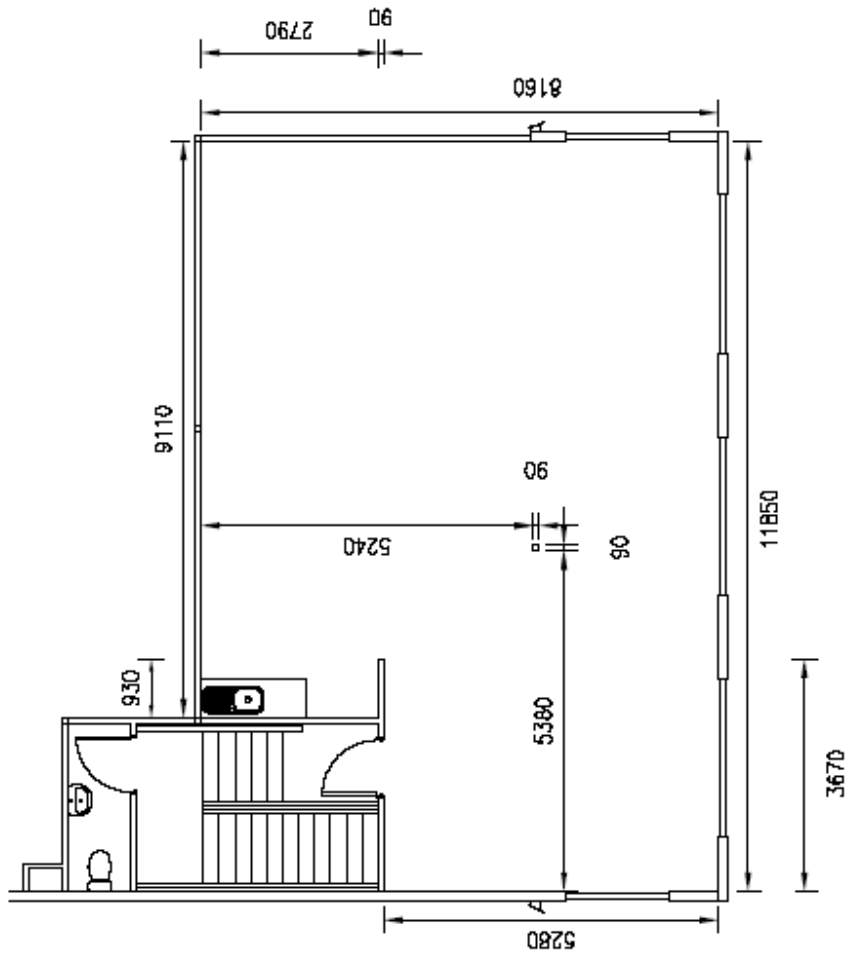
- OUTGOINGS – PAYABLE BY LESSEE
ESTIMATED AT \$15,660.10 p/a*

- RENT REVIEWS – CPI ANNUALLY / 4% MINIMUM
- GUARANTEES – 6 MONTH BANK GUARANTEE \$51,581.82
- * NOTE – PLUS G.S.T.

Ground Floor Layout



Mezzanine Layout



Warehouse Area



Office area



LESSOR INFORMATION

LESSOR – PACIFIC PROPERTIES PTY LTD ATF THE LAKEHAVEN
TRUST.

ABN: 34 850 162 014

ADDRESS – 1/11 PALMER PLACE
MURARRIE, QLD 4172

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