



# FOR LEASE

## CBD COMMERCIAL UNIT WITH MULTIPLE USES

- \* Central CBD flood free location
- \* Street frontage for great exposure
- \* Carpeted & air-conditioned front open plan area
- \* Back section has 1 enclosed office and open plan area
- \* Also has a separate entrance/loading bay
- \* Would suit 1 or 2 businesses
- \* Kitchenette and toilet staff facilities

This unit is in a central CBD flood free location within a busy complex. This unit has street frontage for great exposure. The front office has carpet and reverse cycle air conditioning which could be a showroom or reception and/or office space.

The back section of the unit has an enclosed office and large area for further offices/workshop/training/massage therapy/hairdresser and many other uses.

This unit has separate water and electricity meters to suit 1 or 2 businesses as there is a separate entrance through a glass sliding door. This entrance could be a reception area for 1 or 2 businesses as well can be utilised as a loading bay with a roller door for security.

There are 3 carparks with this unit.

0 BED | 0 BATH | 0 CAR

### PRICE:

Negotiated Rent including Outgoings plus GST with Incentives

### OPEN FOR INSPECTION:

N/A



**Wayne and Christine Fewtrell**

**0408450856**

[christine@atrealty.com.au](mailto:christine@atrealty.com.au)

[www.fewtrellrealty.com](http://www.fewtrellrealty.com)