

## FOR LEASE

### SHOWROOM/WAREHOUSE FOR LEASE

Showroom/Warehouse – Beautiful Fit Out

- 140m<sup>2</sup>\* Total Floor Area
- Showroom 45m<sup>2</sup>\*, Warehouse 95m<sup>2</sup>\*, 35m<sup>2</sup>\* Mezzanine storage area
- Modern full-size kitchen
- 3 built in offices/rooms
- Toilet, shower and laundry
- Fully Air Conditioned
- Fully Insulated

Owners converted this showroom/warehouse into a liveable shed fully air-conditioned.

The warehouse has open plan showroom, tiled throughout, 7m wide glass shop frontage. Dividing wall to warehouse which comprises of 3 offices, toilet, shower and laundry all tiled with balance of warehouse with carpet tiles. Rear Access door and 3m high roller door

- 3m Clearance Electric Roller Door
- 35m Mezzanine Area for storage – structurally sound approx.
- 3 Phase Power
- 3 Phase Hot Water System
- Large bathroom with shower and toilet
- Full size laundry
- Back door access to two car parks, gated
- Affordable Body Corporate rates
- Central Location Just Off Scott Street
- Two Allocated Car Parks at rear

\*Approximately.

Disclaimer: Whilst every care has been taken in preparing this information, the accuracy and correctness of the information is not verified. Fiona Green - At Realty has provided best efforts to ensure that information contained is true and accurate, however, the Office and the Agent provides no warranties concerning the accuracy, or up-to-date nature of the information provided by the Vendor. All interested parties are responsible for their own independent enquiries in order to determine whether or not this information is in fact accurate.

0 BED | 0 BATH | 0 CAR

#### PRICE:

Contact Agent Fiona Green At Realty

#### OPEN FOR INSPECTION:

N/A

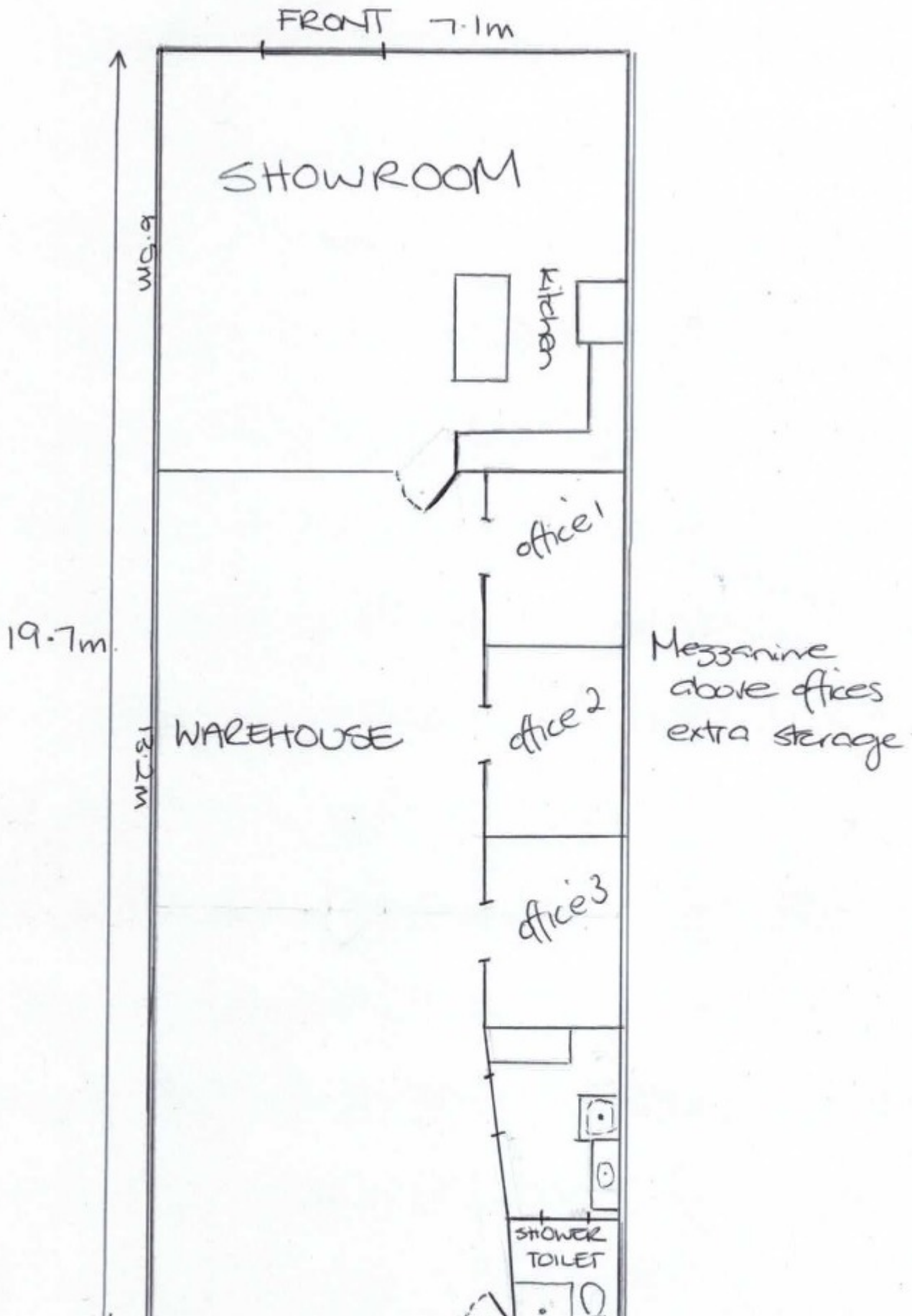


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

carpark  
2.

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