

# FOR LEASE

## BRAND NEW WAREHOUSE STUDIO/ COMMERCIAL KITCHEN SPACES IN BURLEIGH!

Virtual tour available- Trendy and Fresh "Calabro Way Warehouse Spaces" are ideally situated in Burleigh Gardens Industrial Estate, on the corner of Calabro and Ern Harley Drive in a prominent elevated location with a nice Northern aspect with easy access to the M1 and centrally located. Architecturally designed and just completed, these spaces offer an ideal opportunity to showcase your business to visiting clients and a chance to set up with a blank canvas ... they will not last long with Unit 6 already leased! These spaces are ideal for food operators, coffee rosters (with open to public access for coffee and food), bakery, catering business, food prep business, sushi makers, hot yoga etc .... Attractive incentives negotiable.

All tenancies are equipped with the following –

- Grease trap
- Gas connections
- 3 phase power
- Units 1-3 have a mezzanine level
- Signage space - to be submitted for approval
- Each tenancy will have their own water metres
- Large high clearance warehouse
- Wide roller door
- Welcome front office doors
- Kitchen facilities
- Powder room
- Back door
- Allocated carparks
- Modern, brand new complex

Units\* 1,2,3,4 - AVAILABLE - Units 5 & 6 - LEASED

\* Unit 1 – GREY- 140m<sup>2</sup>- includes 2 car parking spaces, 50m<sup>2</sup> mezzanine, powder room & kitchenette.

\* Unit 2 – BLUE- 133m<sup>2</sup> - includes 2 car parking spaces, 51m<sup>2</sup> mezzanine, powder room & kitchenette.

0 BED | 0 BATH | 0 CAR

### PRICE:

from \$19,500- \$27,000 pa + GST + outgoings

### OPEN FOR INSPECTION:

N/A

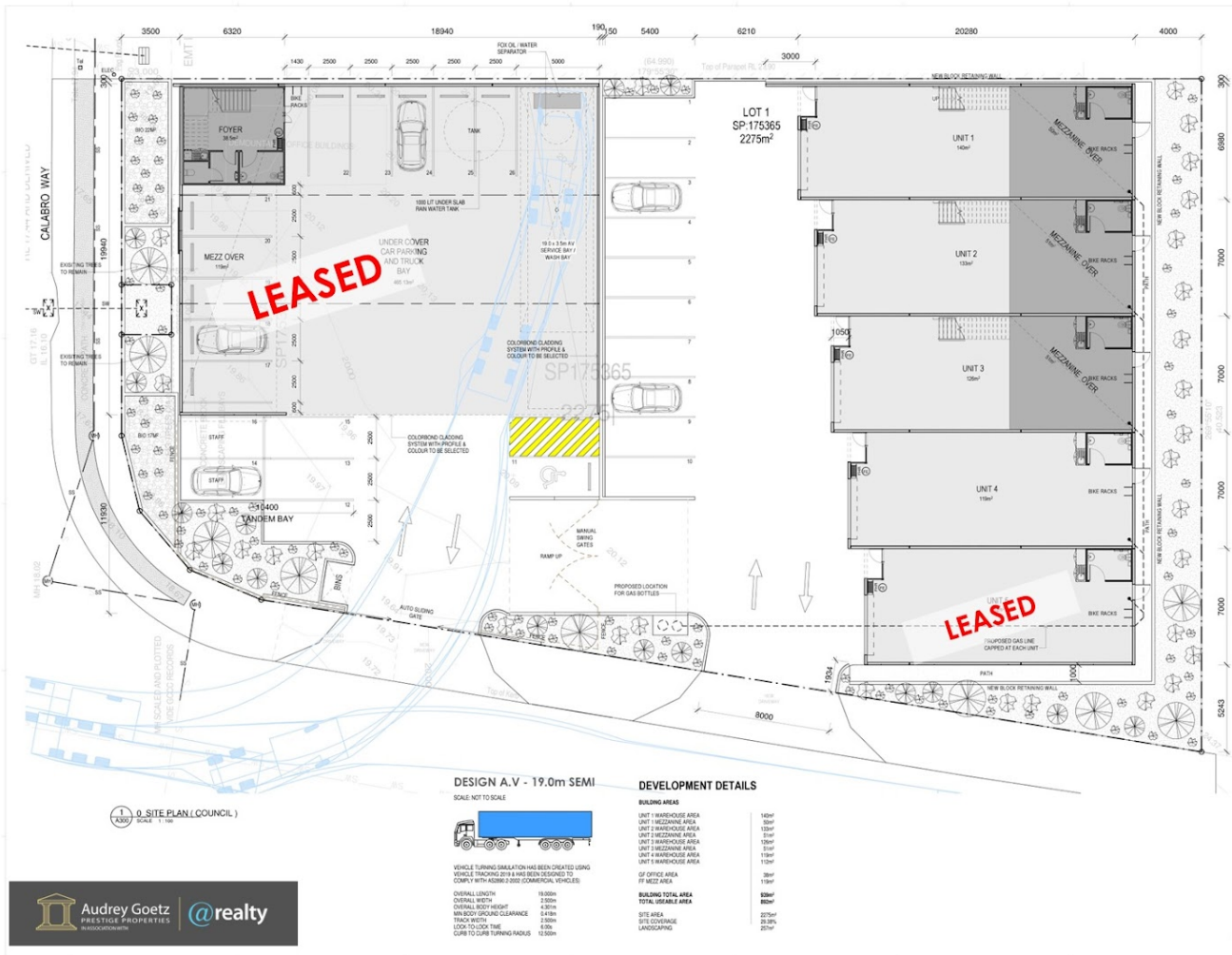


**Audrey Goetz**

**0412148078**

audrey@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)



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.