



**1/1378 Lytton Road, Hemmant QLD 4174**

## **232sqm\* HEMMANT OFFICE / SHOWROOM / WAREHOUSE**

- &bull; 158m2\* well insulated, air-conditioned warehouse/showroom with great natural light, 3 phase power and halogen lighting
- &bull; Warehouse currently is carpeted and has glass doors behind the roller door that could easily be removed if need be
- &bull; 74m2\* ducted air-conditioned and fully data cabled mezzanine office featuring one (1) glass partitioned office/boardroom and a large open planed area
- &bull; Amenities include a disabled sized toilet and kitchenette both located on the ground floor
- &bull; Lease Price: \$35,000p.a. + Outgoings (\$8,761\*) + GST

(\*Approx.)

For further information

Industrial  
FOR LEASE

232sqm

**Ray White.**

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