



**11/35 Ingleston Road, Wakerley QLD 4154**

## NEW INVESTMENT WITH FRESH LEASE

Offer to lease submitted with the following terms:

- Tenant: CN Electrical Services Pty Ltd
- \$24,400 p.a. + Outgoings + GST
- Commencing 1st September 2019
- Fixed 4% rent reviews
- 3+3 year term
- 6 month Bank Guarantee (\$13,420)

- 97sqm\* workstore unit
- Warehouse/building footprint 74sqm\*
- Mezzanine area 23sqm\* engineered to 3kPa
- Amenities include toilet, shower & kitchenette
- Great natural light with translucent roof sheeting, Electric 5.4m\* high roller doors, Full height tilt panel co

Industrial  
FOR SALE

97sqm

**Ray White.**

**Jack Gwyn**

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