



**3/39-45 Balaclava Street, Woolloongabba QLD 4102**

## Large Open Work/Shop Space with Industrial Features

Former factory offering 258sqm (approximate) of open plan floor space located on busy Balaclava Street.

- \* Industrial features include exposed roof beams & iron walls
- \* Walk in off Balaclava Street and up wide open stairs to the main level
- \* Approximately 180sqm on the main level
- \* 58sqm mezzanine floor at the rear with low height storage under
- \* Street parking subject to availability

Recent local re-development is progressing to bring more people to this area

Outgoings: Included in Rent

Showrooms/bulky Goods

FOR LEASE

Contact Agent

259sqm

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