



12/1378 Lytton Road, Hemmant QLD 4174

## 182sqm\* AFFORDABLE HEMMANT OFFICE / WAREHOUSE

- 182sqm\* office / warehouse located in The AVNU on the corner of Lytton Rd & Aquarium Ave
- 57sqm\* ducted air-conditioned & carpeted office with
- 125sqm\* warehouse with bathroom & kitchenette, security grills on front door
- Fibre optic internet connection
- Single electric container height roller door, 3 phase power
- 2 exclusive use car spaces plus ample visitor parking
- Local carvery/cafe in the complex
- Available on short notice
- Lease Price: \$28,500pa + Outgoings + GST (\*approx)

Industrial  
FOR LEASE

182sqm

For further information

**Ray White.**

**Jared Doyle**

0408160570  
jared.doyle@raywhite.com

**Jack Gwyn**

0424807166  
jack.gwyn@raywhite.com