



10/39 Dunhill Crescent, Morningside QLD 4170

BRAND NEW LEASED INVESTMENT

- Fresh 3+3 year lease to Pedley's Solar Pty Ltd paying \$36,750 p.a. + Outgoings + GST
- Greater of 3% or CPI increases
- 132sqm* corporate space over two levels
- 72sqm* ground floor showroom/ warehouse space with polished concrete floors
- 60sqm* first floor air-conditioned, carpeted office space
- Self-contained amenities include a kitchenette, shower & toilet plus a shared disabled compliant toilet on site
- Generous internal clearance & excellent natural light
- Dual entry with either glazing or high electric roller door access
- 3 phase power available
- 3 dedicated parking spaces
- The complex is direct

Offices
FOR SALE

132sqm

Ray White.

Jack Gwyn

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