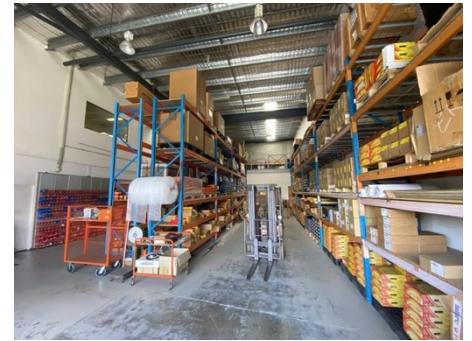


# LEASE

RayWhite®



471 Lytton Road

MORNINGSIDE

Tenancy	Office Area m <sup>2</sup>	W'hse Area m <sup>2</sup>	Showroom Area m <sup>2</sup>	Mezzanine Area m <sup>2</sup>	Total Area m <sup>2</sup>	Rate \$/m <sup>2</sup>	Rent \$ p.a.
Building	200	258			458	\$180	\$82,440

## Key Features

- Modern office/warehouse unit
- Corporate air conditioned office
- Warehouse accessible via wide container height electric door
- Suitable to amplitude of users
- Superb corner location (visibility to Lytton Rd)
- Extra mezzanine storage
- Fantastic signage opportunity
- Approximate daily vehicle traffic of 18,100\*\*
- Café on-site
- Drive through access from Lytton Road & Breene Place allowing greater ease for truck loading
- Ample onsite car parking (7 exclusive car parks)
- Available mid December
- Refurbishment works scheduled prior to new tenant occupation

## Lease Details

<b>Outgoings:</b>	Paid by Tenant
<b>Rent Review:</b>	Negotiable
<b>Lease Term:</b>	Negotiable
<b>Lease Security:</b>	Negotiable

## Site Details

<b>Council:</b>	Brisbane City Council
<b>Zoning:</b>	IN1 Industry (General industry A)

**Jack Sherrie**

M  
T  
E jsherrie@raywhite.com

raywhitecommercialqueensland.com

All Prices are exclusive of GST. Subject to the provisions of the relevant Australian and New Zealand Laws and to the full extent permitted by those laws and any other statutory provisions Ray White Commercial states that no representation or warranty (express or implied) is given: and no responsibility or liability (including negligence) is accepted nor will be accepted. We refer you to the Disclaimer document outlined in the [www.raywhitecommercial.com.au](http://www.raywhitecommercial.com.au) web page.