

# Brendale Commercial & Industrial



## BRENDALE

Unit 17/ 18 Hinkler Court

324M2 OFFICE/ WAREHOUSE

EXCLUSIVE AGENCY

### BASE BUILDING INCLUDES:

- Tilt panel construction
- 324m2 total tenancy space
- Option to use or remove current fitout
- Well maintained, modern complex
- Large windows
- 3 phase power
- 3 exclusive car parks
- General industry zoning
- 20 radial kilometers to Brisbane CBD
- Easy access to the freeway via Linkfield road
- Strategic Northside location
- Good access to Airport Precinct, Sunshine Coast & Gold Coast via Bruce Hwy & Gateway Motorway

### PLUS

#### OPTION TO USE EXISTING FITOUT:

- 200m2 of high quality office fitout (over \$75,000 value approx)
- Perfect for value-conscious business requiring high office content + warehouse
- Existing fitout includes air conditioned office
- Office fitout over two levels (overlooks warehouse)
- Suspended ceiling, carpeted
- Private kitchenette
- Private amenities

### OR

#### OPTION TO RETURN TO ORIGINAL BUILDING:

- Owner will return building back to existing original fitout
- Warehouse space increases to 250m2\* total
- 30m2 reception
- 45m2 airconditioned office overlooking warehouse

## Lease

Floor Area

Suburb

Address

Property ID

## LEASED

0

Brendale

Unit 17/ 18 Hinkler Court

503

### AGENT DETAILS



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