

11 Cornwall St Fairfield, QLD

Sub-lease

Warehouse – 1,099sqm

Ground Showroom(s) – 253sqm

Ground + Mezz Office – 495sqm

Total 1,847sqm*

**SHORT TERM SUB-LEASE
AVAILABLE NOW
STORAGE & LIGHT USAGES**



Phil Reichelt
0418 961 045

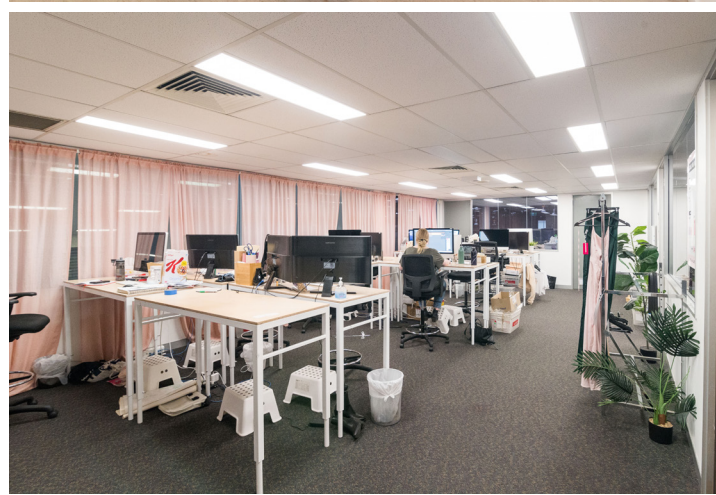


Property Details

» **1,847sqm*** of showroom, warehouse and office space

» **Highly Connected Location, approx 2km South of Brisbane CBD**

» **Frontage to Fairfield Rd, Princess St and Cornwall St**



Premises Type

- Freestanding
- Functional warehouse
- Generous internal heights and plenty of natural light
- Multiple roller door access points
- Commercial grade, well-presented office accommodation
- Fixtures and fittings available, just ask
- Drive around capacity
- Close proximity to a substantial residential catchment providing large e-commerce upside
- Fully fenced and secure



Car Parking

Available onsite for staff and customers

Timing

Available now

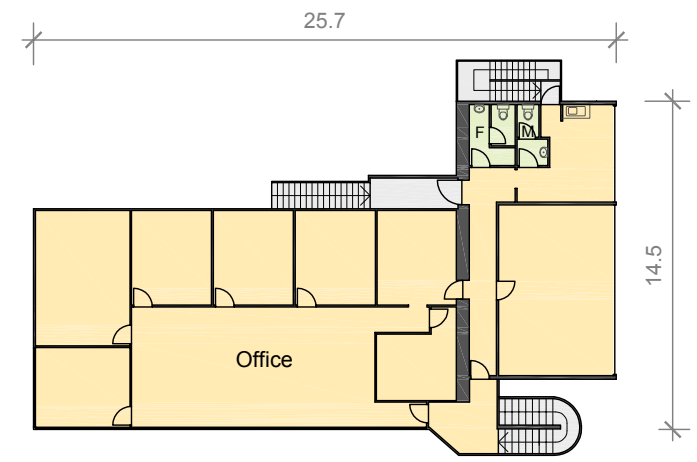
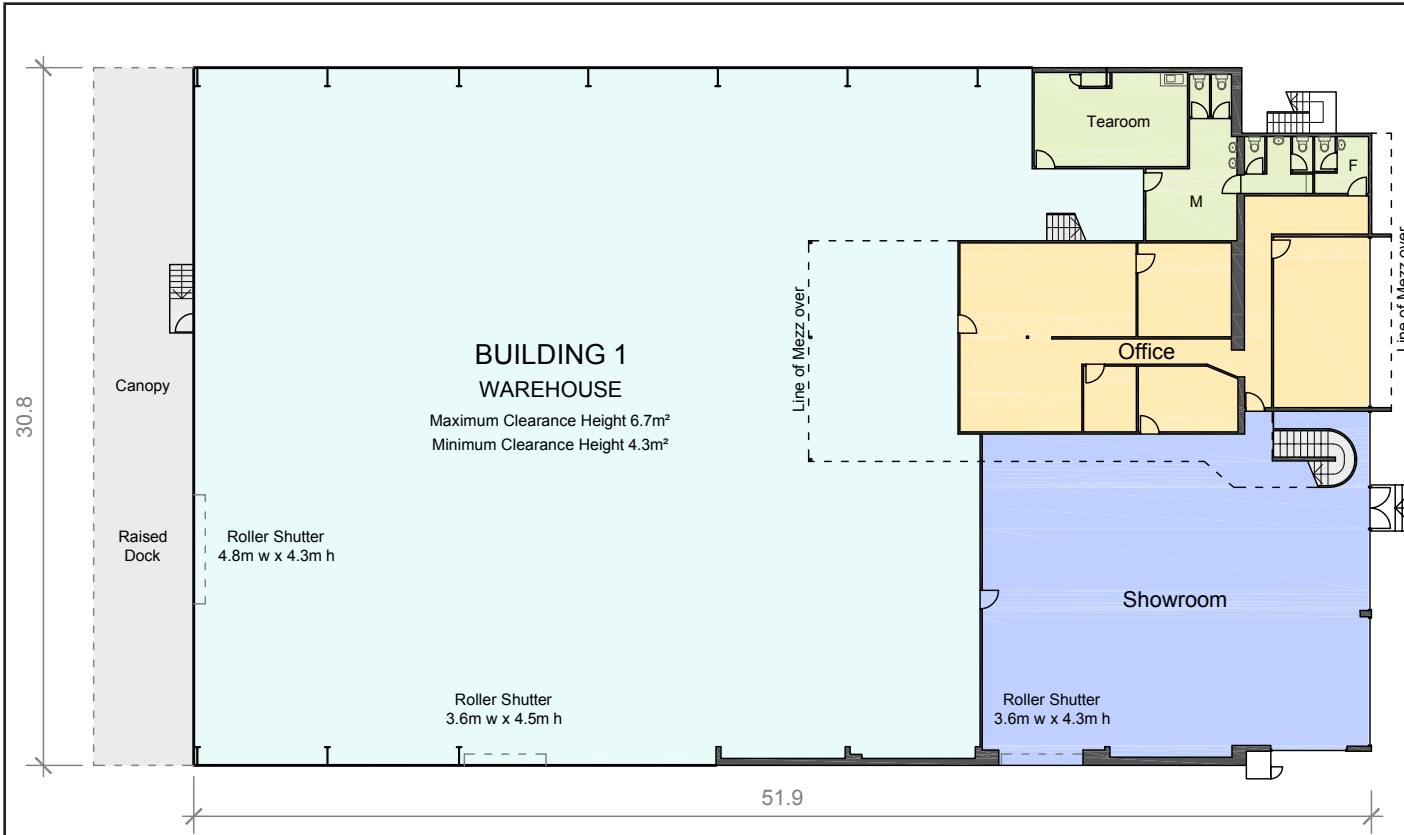
Lease Term

Until April 2023, possibly longer

Zoning

Medium Density Residential



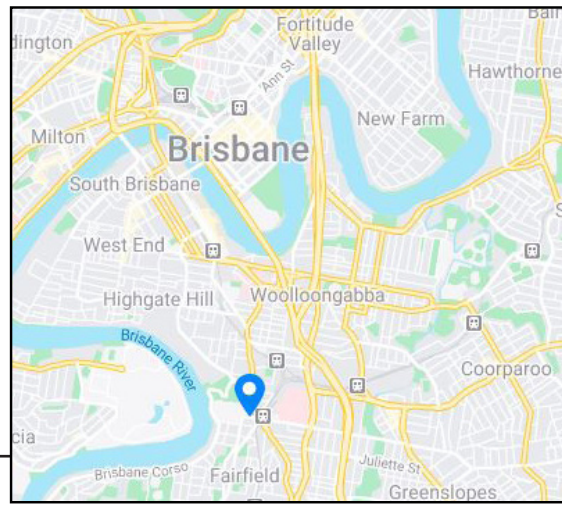


MEZZANINE LEVEL

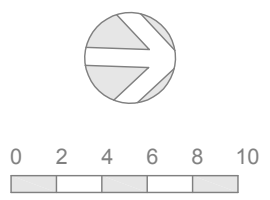
Information Schedule

Warehouse	1,099 m ²
Showroom	253 m ²
Ground Office & Amenities	229 m ²
Mezzanine Office & Amenities	266 m ²
Total Area	1,847 m²
Canopy	136 m ²

Disclaimer: This plan has been prepared for marketing purposes only. Interested parties should undertake their own enquiries as to the accuracy of the information. Areas taken from Lease Plan Ref. 023645.01. Dimension rounding may result in area discrepancies.



**11 Cornwall Street
FAIRFIELD 4103, QLD**



Date:	12/05/2009	
Ref:	34742CH	Rev: 1
Scale:	1: 250 at A3	

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* Areas are approx.