

# Terms Sheet – Leasing

We are pleased to provide the following terms for your consideration. Should you be interested in reviewing further, please contact **Jason Barrett** 0414 574 216 or email [jbarrett@exploreproperty.com.au](mailto:jbarrett@exploreproperty.com.au)

<b>premises</b>	Unit 2 30 Fulham Road PIMLICO QLD
<b>lettable area</b>	One Hundred (100) Square Metres
<b>building class</b>	Class 5 [Certificate 42753 dated 23 June 1982]
<b>site zoning</b>	Specialised Centre Zone Fulham Road Medical Precinct
<b>car parking</b>	Shared on site and street parking.
<b>signage</b>	Available on shopfront and footpath subject to owner approval
<b>date available</b>	Immediate
<b>initial lease term</b>	Term of THREE (3) Years to approved tenants
<b>options</b>	Available to approved tenants
<b>base rent</b>	\$28,750 per annum + GST
<b>recoverable outgoings</b>	Outgoings of approximately \$65 per square metre. Service charges and direct costs payable
<b>premises condition</b>	As at date of inspection.

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Information contained herein should not be relied upon and you should make your own enquiries and seek legal advice in respect of these premises or the information about the premises contained herein. Prices displayed are current at the time of issue, but may change at any time and are subject to availability.



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