

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

Premises	Unit 2, 35 Edison Street WULGURU QLD 4811
lettable area	Eighty Four (84) Square Metres
building class	Class 6 Shops [original construction 1970]
site zoning	Neighbourhood Centre Zone
car parking	Ample on site car parking
signage	Available on building façade, shopfront and pylon sign subject to owner approval
date available	Immediate
initial lease term	Term of THREE (3) Years to approved tenants
options	Available to approved tenants
base rent	\$21,000 per annum + GST
recoverable outgoings	NIL Outgoings Payable Service charges and direct costs payable
premises condition	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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