

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	4 Trade Court BOHLE QLD 4818
lettable area	Eight Hundred (800) Square Metres
building class	Class 7 [Certificate BP00/0322 dated December 2000]
site zoning	Medium Impact Industry
car parking	7 on site car parks
signage	Available on building facade 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	\$80,000 per annum + GST
recoverable outgoings	Outgoings of approximately \$25 per square metre. Service charges and direct costs payable
premises condition	As at date of inspection.

Explore Property does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained herein.

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.



Jason Barrett
0414 574 216
jbarrett@exploreproperty.com.au

p (07) 4750 4000 f (07) 4750 4040
a 103 Boundary St, Railway Estate Qld 4810



explorepropertytownsville.com.au