Elders Commercial

For Lease

39 Berwick Street, FORTITUD VALLEY

Unit	Area (Square	Rent $/Square	Annual Rental	Nett/Gross	Availability
	404	-	86000	-	-

All figures are exclusive of GST.

Location Description:

Elders Commercial Brisbane are pleased to present to the market for Lease this prime freestanding opportunity located only 50m from Brunswick Street and 200m from James Street. This unique freestander presents the opportunity to secure an entire Office/Showroom/Warehouse building located in the heart of Fortitude Valley. The property is in close proximity to public transport, award winning cafes and restaurants, bars and Brisbane's Premium entertainment precincts.

- Approx. 404m2 Freestanding Office/Showroom/Warehouse Building
- versatile building suited to a variety of users and options
- option to refurbish into creative style space
- option to refurbish into retail or mixed use showroom
- 196m2 clear span warehouse and 208m2 Office/Showroom
- Large Rear Windows in warehouse component
- 3-4 Onsite Car Parks included in the rental
- Prime positioning between James Street & Brunswick Street

This is an extremely rare opportunity and will not be around for long. For further information or to arrange an inspection contact your EXCLUSIVE ELDERS agents today!

Rent Review --

Outgoings: --

Car Parking: --

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The information contained herein has been supplied to us. In passing the information on it should be noted that we do so without any representation on our part as to its truth or accuracy. All interested parties should make their own enquiries, and obtain their own independent advice, in order to verify the information. Areas subject to survey and consequently annual rentals may differ.