

Bundall, 8/8 Strathaird Road

New Industrial / Office Unit in Bundall, in the heart of the Gold Coast

For Sale is this immaculate new 106m² Industrial / Office Unit in Bundall. Located in the recently completed extremely popular architecturally designed industrial/office development Bundall Base in the middle of the Gold Coast.

Key Features-

- The unit has a mezzanine with air-conditioned office fit out
- Mezzanine benefits from split system air-conditioner, vinyl timber look floor coverings, painted walls, LED lighting
- Concrete tilt panel construction
- Large electric roller door
- Toilet, kitchenette & shower
- Modern features and fittings

For Sale
\$715,000

Building Area
106sqm

Contact
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LJ Hooker Broadbeach
(07) 5531 6688

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

- Fenced complex with automatic gate
- Seamless Epoxy flooring
- Ideal for self-storage and office space
- Popular Bundall location (close to Sorrento, Broadbeach & Surfers Paradise)
- Secure fencing and 24-hour CCTV surveillance
- Fibre to the Premises NBN
- Bundall's Industrial Centre
- Part of the Boutique Industrial Development comprising of 16 Strata-titled warehouses
- Large sliding windows fitted to mezzanine floor
- Ultimate work/lifestyle location

- Leased until 30th April 2025 with 1 x 2 year option
- Gross Rental = \$33,072 + GST = \$36,379.230pa
- Outgoings;
 - Body Corp approx \$48 pw
 - Water Rates approx \$28 pw
 - Council Rates approx \$49pw

Contact agent to arrange a private inspection

Owner has advised clear instructions this asset must be sold.

More About this Property

Property ID	NYZHHD
Property Type	Industrial/Warehouse
Building Area	106 m ²

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Sales Executive | scott.maddy@ljhooker.com.au

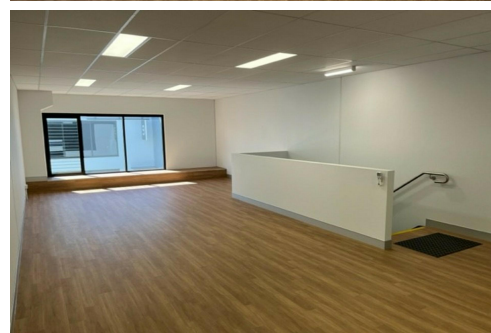
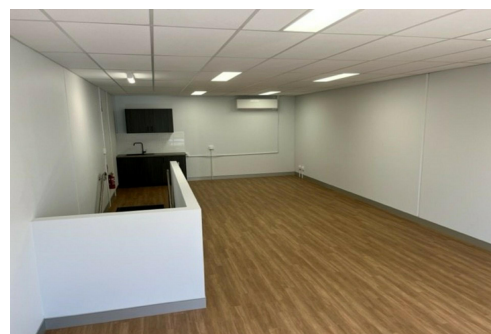
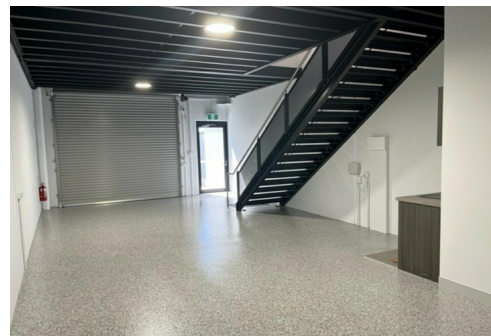
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