









13/1 Fremantle Street, Burleigh Heads

# Modern Warehouse & Office | Professional Burleigh Heads Position

LJ Hooker Commercial Southern Gold Coast is pleased to present this high-quality 116m2 warehouse and office facility* for lease in Burleigh Heads.

Offering an excellent combination of functional warehouse space and professionally presented office accommodation, the property comprises approximately 61m2 of ground floor warehouse* and 55m2 of first-floor mezzanine office*.

The modern office fit-out provides a comfortable and professional working environment, with the added benefit of soundproofing for businesses requiring privacy, reduced noise or a focused workspace. The high-quality build and quiet setting make the property particularly well suited to professional, service, trade or light industrial businesses seeking a refined operational base.

The ground floor provides practical warehouse and storage capability with an electric roller door, while internal amenities include a private W/C and shower.

**FOR LEASE**
$2,600pcm +GST and Outgoings

**BUILDING AREA**
116sqm

**AGENTS**

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**AGENCY**
Southern Gold Coast
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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.

LJ Hooker Commercial

Strategically positioned with direct access to the M1 Motorway, the property provides excellent connectivity throughout the Gold Coast while maintaining a professional and quiet working environment.





Property Highlights:
- 116m2* Total Warehouse & Office Area
- 61m2* Ground Floor Warehouse
- 55m2* First-Floor Mezzanine Office
- Modern, High-Quality Fit-Out
- Soundproofed Office Accommodation
- Electric Roller Door Access
- Private W/C & Shower
- One (1) Exclusive Car Park
- Direct M1 Motorway Access
- Professional & Quiet Working Environment
- Central Burleigh Heads Location

This is an excellent opportunity for businesses seeking a modern, professional premises combining quality office accommodation with practical warehouse functionality in a highly accessible Burleigh Heads location.

For further information or to arrange an inspection, please contact Dominic Eaves on 0406 541 278 or Anthony Alvaro on 0432 744 551.

Disclaimer:
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## MORE DETAILS

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|---|---|
| Property ID | 1ZSHXB |
| Property Type | Industrial/Warehouse |
| Building Area | 116 m2 |
| Parking | 2 |

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