



11/7 Traders Way, Currumbin Waters

## Industrial Space in Currumbin Waters - Ready for Your Business

We're pleased to present a rare opportunity to lease one of Currumbin Waters' most tightly held and sought-after industrial spaces - ideal for a wide range of industrial users in a prime location.

Tucked away in a private spot just minutes from the M1, this 100sqm\* unit offers easy access north and south, with surrounding businesses including Balter Brewing and a strong mix of surf, design, and trade operators.

Now a completely open-plan space, the unit has been cleared of its previous fit-out and is ready to suit a variety of industrial uses.

Key features include:

- 100sqm\* Industrial Factory
- High roller door access
- phase power
- Kitchenette & bathroom
- Additional rear 20sqm\* courtyard with outdoor shower
- Onsite parking

### FOR LEASE

\$2,585 pcm + GST (Includes Outgoings)

### BUILDING AREA

100sqm

### AGENTS

Jemima Bennett

0415 131 494

[jemima@ljhookersgc.com.au](mailto:jemima@ljhookersgc.com.au)

Beau Cater

0434 863 373

[beau@ljhookersgc.com.au](mailto:beau@ljhookersgc.com.au)

### AGENCY

Southern Gold Coast

(07) 5576 5500

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**

For further information or to arrange an inspection, please contact Tara Imlach 0452 418 343, Beau Cater 0434 863 373 or Jemima Bennett 0415 131 494.

**Disclaimer:**

All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker 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 on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.

**MORE DETAILS**

Property ID	1Y4HXB
Property Type	Industrial/Warehouse
Building Area	100 m2
Parking	1

**Jemima Bennett 0415 131 494**

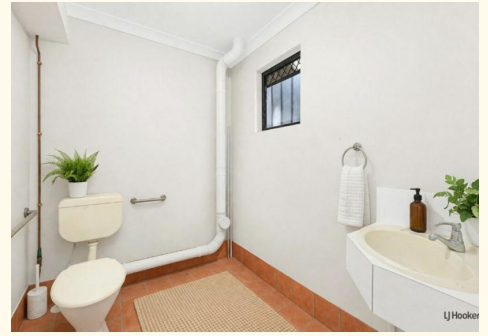
Commercial Sales & Leasing Associate |  
jemima@ljhookersgc.com.au

**Beau Cater 0434 863 373**

Commercial Sales & Leasing Specialist | beau@ljhookersgc.com.au

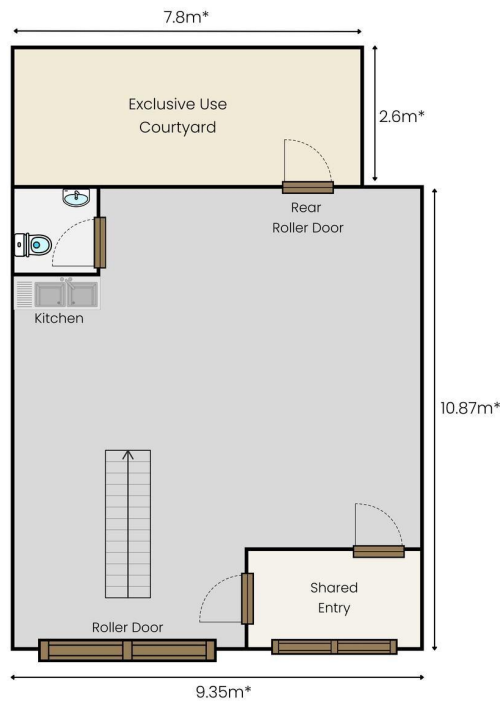
**Southern Gold Coast (07) 5576 5500**

1/18 Park Ave, BURLEIGH HEADS QLD 4220  
southerngoldcoast.ljhcommercial.com.au |  
commercial@ljhookersgc.com.au

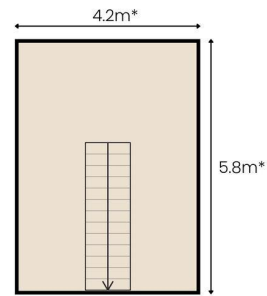


11/7 Traders Way  
Currumbin Waters 4223

**LJ Hooker Commercial**  
Southern Gold Coast



Total Area : 124m\*



Beau Cater  
0415 131 494  
beau@ljhookersgc.com.au

Tara Imlach  
0452 418 343  
tara@ljhookersgc.com.au

DISCLAIMER:  
Plans shown are only indicative of layout.  
Dimensions are approximate.  
\*Approximate

LJ Hooker

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**