



\*Outline is Indicative only

## Modern Tilt Panel Freestanders - Invest or Occupy

Sold

Contact Agent

Sold: Wed 27-Oct-21

Industrial/Warehouse • Offices

9 & 11 Guardhouse Road, Banyo, Qld 4014

**Floor Area:**

1172.0 m<sup>2</sup> - 2389.0 m<sup>2</sup>

**Land Area:**

2013.00 m<sup>2</sup> (approx)



## Property Description

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- **Modern Freestanders**
- **Individually or Oneline**
- **Occupy or Invest**

As exclusive agents Knight Frank Australia and Ray White Commercial (Qld) are delighted to offer for Sale 9 & 11 Guardhouse Road, Banyo Qld 4014.

On offer are two adjoining freestanding office/ warehouse facilities, with Expressions of Interest sought on either an individual or combined basis.

With a limited lease legacy remaining on both facilities, the opportunity is available for intending purchasers to occupy, or lease and invest.

Features to Both:

- Architectural, tilt panel construction
- Column free warehouses
- Airconditioned offices over two levels
- Kitchen and bathroom amenity
- Current Lessee expires October 2021

11 Guardhouse Road, Banyo (Front Facility)

- 248 sqm office; 969 sqm warehouse = 1,217 sqm GFA
- 2,013 sqm land
- 8 metre wide roller shutter

9 Guardhouse Road, Banyo (Rear Facility):

- 220 sqm office; 952 sqm warehouse = 1,172 sqm GFA
- 2,038 sqm land
- 8 metre + 5 metre wide roller shutters

Location:

The subject assets are superbly located on Guardhouse Road Banyo. Guardhouse Road connects into Earnshaw Road which is a feeder to both Toombul and Tufnell Roads.

## Additional Details

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**Building**  
Partial

**Tenure Type**  
Vacant Possession



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