



## Large Office / Showroom With Rear Warehouse On Main Road

Offices • Showrooms/Bulky Goods • Industrial/Warehouse

2/199 Ingham Road, West End, Qld 4810

**Floor Area:** 987 m<sup>2</sup>

### Property Description

- High profile main road location with ample signage allocation
- Close to CBD and highway and rail access
- Versatile property that could be suitable for multiple users
- Lease areas can be configured to suit specific requirements
- Total floor area of 987m<sup>2</sup> spanning across a combination of office and warehouse space
- Large front office component of 555m<sup>2</sup> with a front reception + waiting / service area, and a mix of separate offices, open plan work areas and training / boardrooms
- Full kitchenette and lunchroom facility and exclusive toilets
- Rear detached clear span warehousing facility of 432m<sup>2</sup> which can be used for storage or a workshop use
- Warehouse component includes toilets
- Street to street hardstand driveway access via Ingham Road and Montgomery Street
- Option for supply of discounted renewable power and black-out protection

For further information or to arrange an inspection, please contact Ben Wheeler at Colliers.

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**Leased**

Leased: Tue 21-Jun-22

### Additional Details

#### Building

Whole



**Ben Wheeler**

0428 856 224

**Colliers - Townsville**

Level 1, 42 Sturt Street, Townsville  
City Qld 4810