



## Stylish Corporate Office

Offices • Medical/Consulting

5 / 269 Abbotsford Road, Bowen Hills, Qld 4006

**Floor Area:** 215 m<sup>2</sup>

### Property Description

- **Great natural light and outlook**
- **Offices over two levels**
- **Mostly open plan**

This impressive quality office flows over 2 levels with a combination of partitioned offices, open plan space and separate boardroom. This property has a pleasant outlook over Breakfast Creek.

The property has 2 separate entrances for flexibility, 5 on-site parking spaces and good visitor parking. Great location within walking distance of Albion Train Station and a bus stop close by.

Each level has their own bathroom amenities and being a former IT company, the property is well pre-wired with computer cabling.

The property may ideally suit a call centre, or business wishing to relocate to the city fringe. For more information or to arrange an inspection, please contact the marketing agents, Commercial Brisbane.

Bowen Hills is centrally located, just 3 kilometres from the CBD, Bowen Hills offers easy access to all major arterials, Sandgate Road, Kingsford Smith Drive, Inner City Bypass, Clem 7, Legacy Way and Airport Link. The area is undergoing extensive residential and commercial redevelopment.

### Leased

Leased: Fri 29-Jan-21

### Additional Details

<b>Tenure Type</b>	<b>Car Spaces</b>
Vacant Possession	5

**Outgoings**  
\$8500

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