



#### 4/31 Jessop Crescent, Berrimah

##### First Class Showroom/Office Suites in Berrimah

31 Jessop Street is located in the north eastern part of Berrimah Business Park. This site offers a street frontage of approximately 105 metres with a northerly aspect across a grassed area which will not be built out due to the fact that it is a drainage corridor. This site is 3,040 square metres of commercial zoned land (specifically SD31) with an average depth of 42 metres and an average width of approximately 70 metres.

80% of the lots in Berrimah Business Park are now sold with a number of projects under construction. The Companies that have already committed to this estate include NT Motor Cycles, RSEA, Housing Industry Association (HIA), Samios Plumbing Supplies, CNW Electric Wholesale and Energy Solutions with more companies to be announced in the coming months.

The complex will include a total of 9 strata-titled units, units 1 to 4 are two story office units ranging between 183 and 279 square metres with a secured lock up garage at the rear, unit 5 is a 75 square metre ground floor office with a double lock up garage, unit 6 is a 144 square metre first floor office suite. Units 7, 8 and 9 are office/warehouse units which feature a mezzanine office which cantilevers off the front of the warehouse providing undercover carparks, these units range from 195 square metres up to 321 square metres.

Unit 4 is 257 sqm and is available for SALE \$753,250 / LEASE \$60,940 net + GST

Only 3 units remain.

Ready to occupy now!

For more information please contact Ryan Doyle 0405 192 389 or Lee Doyle 0403 348 243 at First National Commercial.

 257 sqm

**SALE \$753,250 + GST /LEASE  
\$60,940 Net**

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