



Lot 1 49 Cook Street, **Portsmith**



Buy or Lease, there is a lot to this property.

This is a ready to go proposition being offered with substantial fit-out.

The property is made of concrete panel construction and has office showroom entry as well as rear roller door access.

The property has had approx. \$110,000 spent on fit out and the layout includes

Ground Floor: 108m<sup>2</sup> containing reception/showroom, admin area, three offices, lunchroom and toilets

144 m<sup>2</sup> Warehouse with 6m height

First Floor: 109 m<sup>2</sup> includes 4 offices and boardroom.

The office fit out is good quality with carpet flooring painted walls, suspended ceiling, related electrical works and fully air conditioned.

Other features include 5 car parks screen fenced outdoor courtyard.

 377 sqm

ID# 41117110030

**Property Type** Industrial

**Building Area** 361 sqm (approx)



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