

19-21 Prescott St, Toowoomba City, QLD 4350

Sold - \$2,550,000

Retail Shop



Fantastic Investment Opportunity - Strong Lease with Nationa

Nestled in Toowoomba's vibrant CBD, 19-21 Prescott Street stands as a premier destination for a diverse array of businesses. Boasting a total site area of 1471 sqm spread across two lots, this property offers ample space to thrive.

Open for Inspection

By Appointment.

Comprising of an approx. 1132 sqm net lettable area, the premises features a modern tilt slab construction, embodying quality craftsmanship throughout. The interior showcases a thoughtfully designed layout, blending functionality with sophistication.

The ground floor encompasses approx. 820 sqm of warehouse space, complemented by 115 sqm dedicated to showroom, offices and amenities. Ascend to the mezzanine level, and an additional 197sqm of office space awaits, providing versatility to suit various business needs. While still boasting further opportunity to expand.

Highlighted by the showroom that exudes professionalism, the property also boasts a warehouse with a generous 6m clearance, ensuring ample space for storage and operations. Dual 4.5m roller door access facilitates seamless movement, enhancing efficiency for occupants. Convenience is also paramount, with 13 onsite carparks offering hassle-free accessibility for tenants and visitors alike.

Upstairs features separate amenities, office spaces, and a boardroom, which can offer several benefits. It provides privacy and convenience for meetings and work-related activities. Having these facilities upstairs can enhance productivity and efficiency within the workplace. There is also the possibility of these spaces being let separately if required further utilizing the space.

Currently the full site is leased to long term tenant Actrol, a prominent figure in Australia's refrigeration and air conditioning industry. Actrol have been leasing the site since 2016, and have recently exercised an option until 2028 they have an additional two 5 year options available. The current lease yields \$142,424.73 + GST and Outgoings, with annual CPI Increases and Market Reviews at exercise of options. These figures mean the property presents a lucrative opportunity for investors seeking stability and growth.

Features Include:

- 13 Onsite Carparks
- Suitable for a Variety of Businesses

Listed By

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