

Shed 1/5-7 Yarra Lane, Rockville, QLD 4350

\$1,100,000 + GST (if applicable)

Office Suite



Modern Facility with Offices + Warehouse

Fully air-conditioned offices, warehouse/storage space, meeting rooms, board rooms, training rooms, this property has it all. Shed 1 at Yarra Lane Industrial Park is a modern, functional facility offering nearby direct access to the Toowoomba Second Range Crossing. There are 5 individual offices, a large open plan meeting/board room/lunch room, 2 large training rooms and a storeroom as well as toilet facilities and a kitchenette.

Open for Inspection

By Appointment.

There is a 5.2m roller door, 3-phase power, and loads of natural light, plus 4 Suntuf sheets in the warehouse. From the downstairs meeting/lunchroom outside the sliding glass door is a 40sqm. outdoor area available for storage or seating for team members. The roof is fully insulated and the property is disabled compliant with wide doors, low light switches and a disabled toilet facility and kitchenette.

The current lease remains in place until 14 August 2026, offering flexibility for owner-occupiers to secure premises in a market where quality office/warehouse opportunities are scarce.

The Yarra Lane Industrial Park facility is fully fenced and secure. There is plenty of room with a full truck turning circle area and shared car parking arrangements. The complex is situated amongst other industrial businesses and is close to the Toowoomba CBD.

Features include:

- Total floor area 226 sqm.
- 146 sqm. air-conditioned office and fit-out, 80 sqm. warehouse area, 143 sqm. mezzanine storage
- High clearance 5.2m roller door
- 3 phase power supply
- Loads of windows for natural light
- 6 exclusive on site carparks
- 5 private offices + boardroom/meeting room
- 2 Large open plan work space areas or training rooms
- Large sliding glass door to 40 sqm. outdoor area
- Elevated Outlook
- Fully insulated roof

Listed By

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