

Shop / Office/22 Capella St, Clermont, QLD 4721

\$1,000 + GST wk

House **3**  **1** 



Completely Transformed Commercial Space - Ready for Your Bus

Modern. Spacious. Flexible.

Position your business in the heart of Clermont with this completely transformed commercial property, offering excellent exposure to passing traffic and generous street frontage.

With approximately 220 sqm of open floor space across 3 interconnecting zones, the property provides a blank, contemporary canvas ready to be fitted out around your business needs.

The front zone is ideal for a reception, showroom, retail space or client-facing office, with two adjoining zones suitable for open-plan workspace, training, display or storage.

Layout Highlights

- Three spacious zones of approximately 60 sqm each
- Street-facing front zone with excellent natural light
- Separate entrance and split-system air conditioning for each zone
- Wide internal access connecting the spaces
- Potential to operate as one large premises or separate work areas

Modern Building Features

- Fresh, contemporary presentation throughout
- Tiled flooring
- Wheelchair-accessible front entrance
- Modern LED lighting
- Multiple data connection points
- Shared amenity area
- Two toilets, wheelchair-accessible toilets

The property's thoughtfully designed interior transitions seamlessly into its impressive exterior, where function and high visibility meet.

Listed By

Crystal Eseo

Open for Inspection

By Appointment.

