

**Tenancy 7/11-15 Gardner Ct, Wilsonton, QLD 4350**

**\$35,000 + GST + Outgoings**

Commercial Shop



## 300 sqm Office with warehouse in prime location

Located in West Toowoomba's thriving industrial corridor, this 300-square-meter property presents an exceptional opportunity for businesses requiring premium office and warehouse facilities within a well-established industrial complex.

The property features a versatile 37sqm warehouse area suited to storage, manufacturing, or distribution operations. At the front, a professional reception area provides a welcoming entrance for clients and visitors.

The office component includes 7 large, individually air-conditioned offices, designed to foster productivity in a comfortable setting. Additional amenities, including a fully equipped kitchen and shower facilities, support seamless day-to-day operations.

A spacious boardroom enhances the functionality of the space, offering an ideal setting for meetings, presentations, or team collaboration. Onsite parking ensures convenience for employees and clients alike, while prominent signage opportunities provide excellent visibility in this high-traffic location.

Features Include :

- 7 offices and warehouse space in Industrial Complex
- Popular location within the Industrial Corridor of West Toowoomba
- Built-in Reception
- Air-condition
- Kitchen, shower & amenities
- Onsite carparking available
- Signage opportunities

To arrange an inspection or learn more, contact Alice Ridgway on 0488 085 880.

**Open for Inspection**

By Appointment.

### Listed By

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