

13/172 North Rd, Woodridge, QLD 4114

For Lease

Commercial Shop



## Renovated and Trendy Workshop Opportunity

Set within a securely fenced and gated commercial complex is this renovated and trendy commercial space ready for your next savvy business venture. Along with a fully renovated office suite upstairs that includes a stunning bathroom, this ex-car detail workshop has a trendy storefront downstairs with all the equipment ready for you to run your own workshop.

**Open for Inspection**

By Appointment.

In perfect condition, 122m<sup>2</sup> of space is available here both upstairs and downstairs. The immaculate storefront is extremely stylish and air-conditioned for staff and client comfort, with chequered shining tiles behind large glass windows and a contemporary concreted carpark with garage door access. Brightly lit up and featuring plenty of sinks and hoses, you'll be able to set up shop here with ease.

Up a hidden stairway you'll find an air-conditioned, sprawling area with timber flooring, ideal as desk space for your employees. With a modern look, it flows into a separate spacious area that features an air-conditioner and wall-mounted TV, ideal as a meeting room.

A kitchenette with sink and microwave can also be found on this level, along with a stunning bathroom. Sleek and trendy, it boasts a shower, toilet, single vanity with lots of stone benchtop space, a washing machine and a neutral yet modern colour palette that includes marble-look tiles to some of the walls.

Tucked away in an established area with numerous surrounding businesses, this space is conveniently located to attract the clientele you've been looking for. Situated between the Gateway and Pacific motorways, there's quick access for both staff and clients from the north and south and plenty of parking space available within this secure complex.

Vacant and ready for its new tenants, contact Alex Stevenson today to arrange an inspection time and join a range of other successful businesses in this well-connected area.

We are committed to the health and safety of our customers and staff, and their families. There can be a maximum of 100 people (excluding 3 agency representatives) in the premises at any time. Please also ensure that you follow social distancing measures and keep 1.5m away from each other.

All information contained herein is gathered from sources we consider to be reliable. However we can not guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

### Listed By

Alexander Stevenson

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Listing Number: 3062976