

960 GYMPIE ROAD
CHERMSIDE | BRISBANE

INFORMATION MEMORANDUM





960 GYMPIE ROAD

Conveniently located directly across the road from the shopping mecca that is Westfield Chermside. It is home to the NDIS, a sleep clinic and a dental surgery whilst being within easy walking distance to other medical specialists and associated services, and the Northern Busway / Chermside interchange.

The property offers fantastic exposure for your business being located on Gympie arterial Rd and has generous car parking for both customers and tenants.

Call now to inspect this desirable strategic Northern suburbs location, with similar amenity to the CBD without the hassle of the daily commute.



SUITE DETAILS

Levels

1



AREA

2708m²



CAR BAYS

1:30m²

Undercover
Car Park Bays



USE

Commercial
Offices

AIR CONDITIONING

Extensive air conditioning replacement works commissioned in November 2017 comprised of Twin 300kW Reverse Cycle York Chillers and 13 York chilled water air handling units. The property also employs the Shaw Method of Air Conditioning (SMAC) for increased occupant comfort and energy efficiency. The new plant is connected to an advanced Building Management System (BMS) and after-hours A/C can be activated by use of an authorised swipe card.

ELECTRICAL & LIGHTING

3 -phase power is supplied to each Premises. In addition, the property features a 200kW grid connected solar power system that reduces the property's environmental footprint.

COMMUNICATIONS

NBN, Telstra, Optus & TPG fibre are run into the building.

CAR PARKING

Ratio: 1 bay per 30m².
Undercover bays for tenants + ample external visitor bays.

FLOOR LOADING

300KPI/m² general areas.

BUILDING SECURITY

16 CCTV cameras are installed in the common areas throughout the property. Random security patrols are conducted after hours ensuring all external tenancy doors and building doors are secured.

SUSTAINABILITY

Rainwater harvesting tanks supply non-potable water to gardens.

CONTACT US



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