



RayWhite

Executive Summary

11/41 Sherwood Road, Toowong

August 2020

EXECUTIVE SUMMARY

PROPERTY ADDRESS/AREA

Property Address	Floor Area
11/41 Sherwood Rd	234m ²

ZONING

QPP-MC - Major Centre Zone

LOCAL GOVERNMENT

Brisbane City Council - Toowong

PRIMARY LAND USE

Commercial Office Building

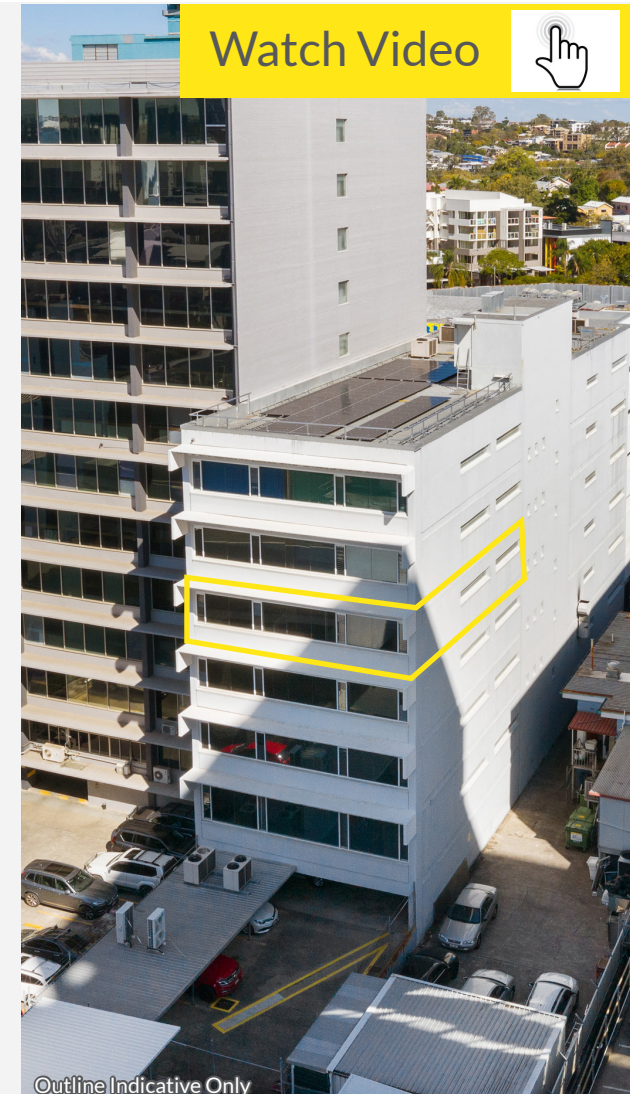
SALES PROCESS

Offers to Purchase

AGENTS

Michael McCullagh - Managing Director & Partner
Sam Parker - Senior Sales Executive

Watch Video



Outline Indicative Only

LOCATION

This office is superbly situated in the tightly held Sherwood Rd main shopping strip, within the Toowong Centre Precinct. Located only 3.5km* from the Brisbane CBD, 41 Sherwood Road offers exceptional public transport access with the Toowong Train Station being 150m* away as well as multiple bus stops all being within walking distance to the property.

41 Sherwood Road enjoys being within walking distance to Toowong Village (50m)* with its ample parking, shopping and dining amenities, as well as being across the road from the proposed \$450M Toowong Town Centre development that will comprise commercial, residential and retail amenities.



PROPERTY FEATURES

- 234sqm modern office suite
- Quality fit out with open plan and glass partitioned areas
- Reception area
- Modern kitchen
- Ducted air-conditioning throughout
- Ample natural light
- Secure suite
- Two exclusive car parking bays
- Suite is connected to Fibre Optic

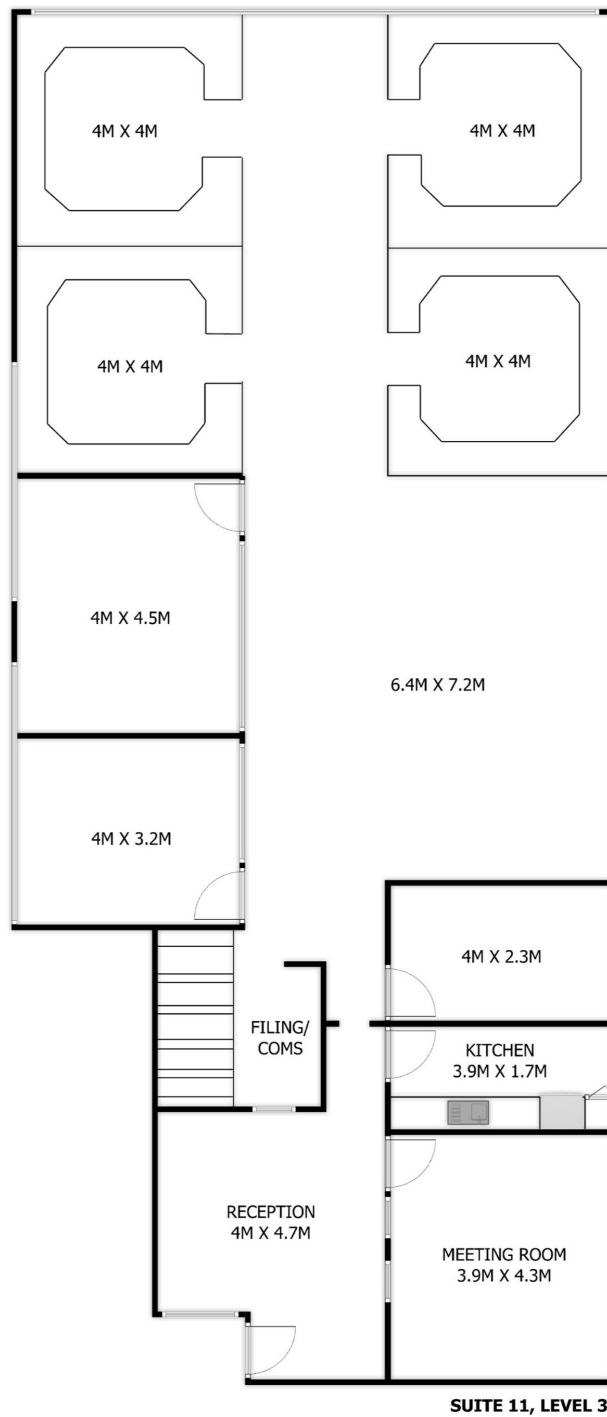


APPENDIX

- Floor Plan

- Property Images

FLOOR PLAN



SUITE 11, LEVEL 3

11/41 SHERWOOD ROAD, TOOWONG

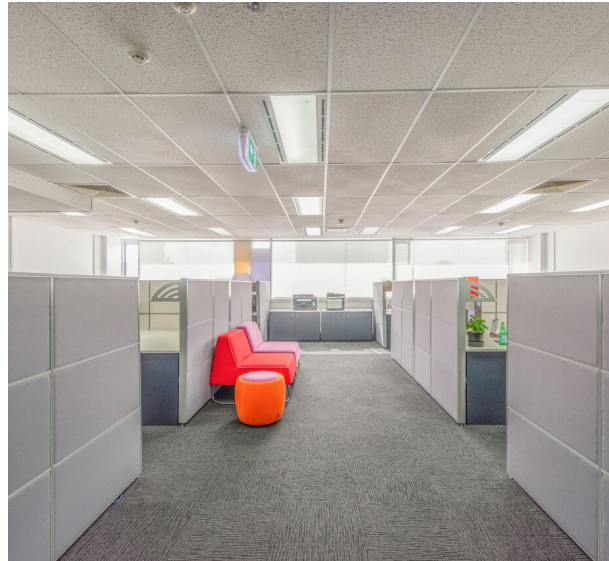


THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THIS FLOOR PLAN, ALL MEASUREMENTS ARE APPROXIMATE ONLY. NO RESPONSIBILITY IS TAKEN FOR ANY ERRORS, OMISSION OR MISS-STATEMENT. POTENTIAL PURCHASERS SHOULD MAKE THEIR OWN ENQUIRIES AS TO THE ACCURACY OF THIS FLOOR PLAN.



OFFICE | 226 SQM
 KITCHEN | 8 SQM
 TOTAL | 234 SQM

PROPERTY IMAGES



SALE PRO-FORMA

Clearly mark your Sale Pro-Forma for the attention of:

Michael McCullagh - Managing Director & Partner
Sam Parker - Senior Sales Executive

Return your Sale Pro-Forma by:

Delivery: Ray White Commercial QLD Level 26, ONE ONE ONE, 111 Eagle Street, Brisbane QLD 4000
Mail: GPO Box 2433, Brisbane QLD 4001
Email: mmccullagh@raywhite.com / sam.parker@raywhite.com

Address: 11/41 Sherwood Road, Toowong

Purchase Price Offered (excluding GST):

Deposit:

Finance Period:

Due Diligence Period:

Purchasing Entity:

Purchaser Address:

Purchaser Solicitor:

Proposed Settlement Date:

Signed: _____

Date: _____

LEGAL INFORMATION

DISCLAIMER

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RAY WHITE COMMERCIAL QLD

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