



## 11 Winchcombe Court, MITCHELL 2911

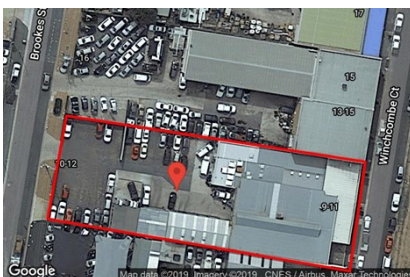
### LEASING OPPORTUNITY

Unit:	Area sqm:	Rent \$/sqm	Rental PA	Nett/Gross
Whole property	1,300	\$169	\$220,000	Gross

All figures are exclusive of GST.

#### Location

The building has dual frontage of 11 Winchcombe Court and 10 Brookes Street, Mitchell. Mitchell is popular with trades and businesses servicing the ever-growing Gungahlin suburbs.



#### Description

The property has a showroom-office with a large warehouse of 1,300 sqm having 5 metre clearance and small storage facilities, with a sealed yard backing onto Brookes Street of approx 1,300 sqm land / yard. Land size is 2,601 sqm. New electric roller doors and air conditioning.

Available from September

#### Outgoings

Increases above a base year 30 June

#### Car Parking

Ample on-site parking



Grease Trap



1,000 sqm Secure Yard



Trade Waste



3-phase power

#### Contact:

**Brett Barton**

P 02 6282 9090

M 0418 633 447

E [brett@bartonproperty.net.au](mailto:brett@bartonproperty.net.au)