



## THE LYELL CENTRE, Unit 2, 151 Newcastle Street, FYSHWICK 2609

BOUTIQUE RETAIL SPACE

Unit:	Area sqm:	Rent \$/sqm	Rental PA	Price	Nett/Gross
Unit 2	278	\$216	\$60,000	\$750,000	Gross

All figures are exclusive of GST.

### Location

Located on the corner of Newcastle and Lyell Streets, Fyshwick. The property is a landmark, professional and showroom, strata-titled complex



### Description

Offering 278 sqm of air-conditioned space over two levels. The ground floor is 106 sqm and the balance being open first floor space, with an abundance of natural light. The unit was leased to a Crossfit business and prior to that, an office user. This space is quite unique.

For sale or for lease now and ready to occupy. Make an offer!

### Outgoings

Increases above a base year

### Car Parking

3 undercroft spaces



Shower



Air Con



Showroom



Mezzanine office

### Contact:

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