



## 33 Spongolite Street, BEARD 2620

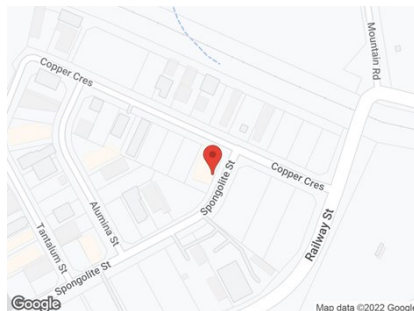
High Clearance Corner Warehouse

Unit:	Area sqm:	Rent \$/sqm	Rental PA	Nett/Gross
Unit 4	405	\$210	\$85,000	Gross

All figures are exclusive of GST.

### Location

Centrally located in the new industrial hub of Beard which sits on the border of Queanbeyan and Canberra, with easy access to Canberra avenue and Monaro highway. The available unit is on the corner of Spongolite Street and Copper Crescent with signage rights on the building available.



### Description

Available to lease unit 4 consisting of 405sqm office, warehouse and mezzanine split over three levels. The office consists of modern finishes with timber flooring, carpet tiles, reverse cycle air-conditioning, brand new kitchen and 3 bathrooms with a shower. The warehouse is high clearance with roller door access with 5 m of height and a storage mezzanine.

- 136sqm warehouse

-177sqm office

- 92sqm mezzanine

### Outgoings

Increases in Outgoings above base year 30 June

### Car Parking

3

### Contact:

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