

## 2 Yallourn Street, FYSHWICK 2609

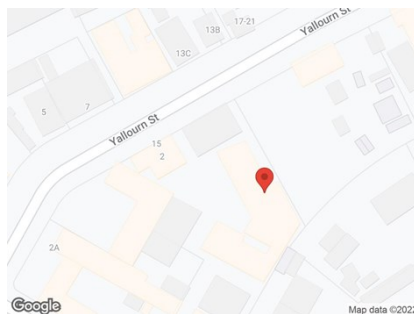
OPEN PLAN OFFICE SPACE WITH NATURAL LIGHT

Unit:	Area sqm:	Rent \$/sqm	Rental PA	Nett/Gross
Unit 21	122	\$311	\$38,000	Gross

All figures are exclusive of GST.

### Location

This property is located off Canberra Avenue fronting Yallourn street. It is centrally located in Canberra with easy access to the whole of Canberra and Queanbeyan.



### Description

Currently available to lease in this popular office complex is the ground floor of Unit 21, 2 Yallourn Street. Which is 122sqm of open plan office fully fitted out with 11 workstations and storage cabinets. The office has a high ceiling with reverse cycle A/C and comes with a kitchenette whilst the bathrooms are shared with the tenant upstairs. The space has complete glass frontage perfect for signage and comes with 3 parks directly in front of the unit.

### Outgoings

Increases in Outgoings above base year 30 June

### Car Parking

3

### Contact:

**Kane Smith**

P 02 6282 9090

M 0429 959 865

E kane@bartonproperty.net.au