



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

BOUTIQUE SPACE OFF FYSHWICKS MAIN STREET

Unit:	Area sqm:	Rent \$/sqm	Rental PA	Nett/Gross
Unit 2	278	\$273	\$76,000	Net

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. The property is located directly across from a café and is within 15 minutes of Canberra's CBD and Queanbeyan.



### 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 is currently occupied by a rug shop and prior to that was leased to a Crossfit business and prior to that, an office user. This space is quite unique and can suit a variety of users. The unit has three undercover secure carparks.

Available for lease now and ready to occupy. For more information and to arrange an inspection contact Patrick Barton 0459 690 788.

### Outgoings

Increases above a base year

### Car Parking

3 undercroft spaces



Shower



Air Con



Showroom



Mezzanine office

### Contact:

**Patrick Barton**

P

M 0459 690 788

E patrick@bartonproperty.net.au