



40 Yass Road, QUEANBEYAN 2620

GREAT SITE FOR VARIETY OF USERS

Unit:	Area sqm:	Rent \$/sqm	Rental PA	Nett/Gross
Whole Property	436	\$218	\$95,000	Net

All figures are exclusive of GST.

Location

Prime location on Yass Road, the main industrial precinct of Queanbeyan. Close proximity to Canberra Airport and the Federal and Kings Highways. The property is free-standing with a secure yard and modern warehousing. In excess of 10,000 cars driving past this site everyday.

Description

Available to lease in early April is 40 Yass Road Queanbeyan which is an 820sqm block with 436sqm of improvements that is occupied by Land HQ for a mechanics' workshop and showroom incorporating an office, break out area, toilet facilities and an oil separator with a wash bay and 3-phase power.

The building is set back at the rear with a secure front yard on Yass Road, to allow display, storage and customer carparking. The property would suit a variety of users who excel with great street exposure.

Outgoings

Increases in Outgoings above base year 30 June

Car Parking

Ample onsite

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