

## 140 Gladstone Street, FYSHWICK 2609

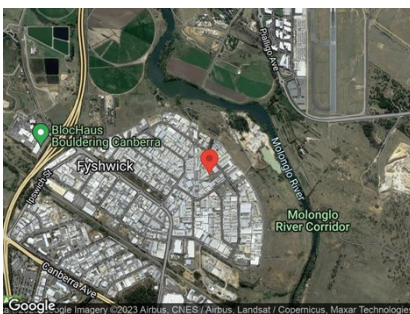
LARGE INDUSTRIAL WAREHOUSING WITH AMPLE OFFICE ACCOMADATION

Unit:	Area sqm:	Rent \$/sqm	Rental PA	Nett/Gross
Unit 1	2,160	\$191	\$412,000	Gross

All figures are exclusive of GST.

### Location

Located on a battleaxe block with easy access from Gladstone Street in the heart of Fyshwick, allowing for easy truck access, turning circle and ample carparking. The unit is available for lease immediately.



### Description

140 Gladstone street, Fyshwick consists of a large open span tenancy with warehouse, office and laboratory components. The warehouse consists of approximately 975 sqm along with roller door access and high clearance. The current fitout includes approximately 840 sqm of office/lab space over ground and first floor.

The fitout can be altered/stripped to create more office/showroom or warehousing. The current total NLA of the property is 2,160 Sqm.

The unit includes disabled amenities and large kitchenette area.

Please contact Barton Commercial property to arrange inspections by appointment.

### Outgoings

Increases in Outgoings above base year 30 June

### Car Parking

Ample onsite

### Contact:

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