

1 Sawmill Circuit, HUME 2620

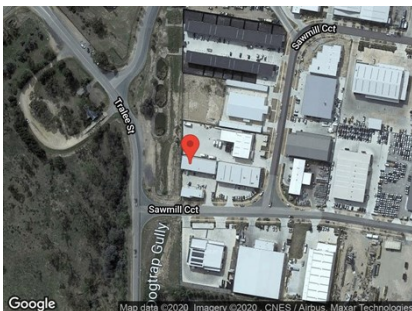
HIGH CLEARANCE WAREHOUSE + OFFICE

Unit:	Area sqm:	Rent \$/sqm	Rental PA	Price	Nett/Gross
Unit 1	137	\$321	\$44,000	\$575,000	Gross

All figures are exclusive of GST.

Location

Hume is ideally located adjacent to the Monaro Highway which runs through Canberra from the north to the south, linking to other major arterial roads



Description

Available for lease or purchase, 137 sqm high clearance warehouse, offices/reception area, mezzanine office space, kitchenette, toilet and 2 allocated car spaces. Security system and auto roller door.

A 75 Sqm Mezzanine has been installed with a loading rate of 300kg per m2.

Located in a secure development of 7 units with exposure to Tralee Street.

*Please note agent's interest.

Outgoings

Increases above a base year
30 June 20122

Car Parking

2 allocated spaces



24 hour access



137 sqm Warehouse



Offices



High Clearance

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