

## 167 Newcastle Street, FYSHWICK 2609

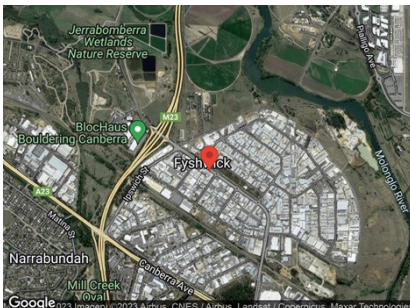
Showroom on Newcastle Street with Warehouse

Unit:	Area sqm:	Rent \$/sqm	Rental PA	Nett/Gross
Unit 1	395	\$266	\$105,000	Net

All figures are exclusive of GST.

### Location

Located on the main arterial street of Canberra's leading industrial precinct Fyshwick. Newcastle Street boasts in excess of 30,000 cars per day this opportunity allows for high exposure, promoting your business. Car parking is at the front of the building.



### Description

A prime location on Newcastle Street positioned on a 1,654 sqm site having a wide, retail industrial zoning.

Consisting of 395 Sqm split up of showroom and warehouse!

The large showroom has suspended ceiling and air conditioning. The unit has its own kitchenette and amenities with a storage room to the side. The front of the property allows for great signage.

### Outgoings

Increases in Outgoings above base year 30 June

### Car Parking

Ample onsite

### Contact:

**Patrick Barton**  
 P 02 6282 9090  
 M 0459 690 788  
 E patrick@bartonproperty.net.au