



## 161 London Circuit, CANBERRA 2601

OFFICE SPACE - PRICED TO SELL

Unit:	Type	Investment/Vacant Possession	Area sqm	Sale Price
Level 2 Unit 5	Office	Vacant Possession	312	\$680,000

All figures are exclusive of GST.

### Location

This property is located in the heart of the Canberra CBD on London Circuit. Close to the Canberra Centre and theatre. Easy access to the legal precinct.

### Description

Unit 5 is located on level 2 of the building, with large natural light coming in from the windows fronting London Circuit. The building comprises 9 levels and is predominately occupied by office users and a gymnasium on the ground floor. There are two (2) lifts to service the building and common toilet amenities on each floor!

Unit 5 is fully fitted out with a number of offices, previously occupied by a law firm. There is an opportunity to purchase this property at a very reasonable price, showing \$2,180 per square metre (+GST) having an area of 312 square metres.

### Rental/Rental Potential

Estimated net income \$108,000 pa

### Estimated Outgoings

\$51,000 pa

### Estimated Net Return

\$57,000 pa

### Contact:

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