



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:
Brett Barton
P 02 6282 9090
M 0418 633 447
E brett@bartonproperty.net.au