



## 26 Tantalum Street, BEARD 2620

*Position Your Business Here Today!*

Unit:	Area sqm:	Rent \$/sqm	Rental PA	Nett/Gross
Unit 2	386	\$220	\$85,000	Gross

*All figures are exclusive of GST.*

### Location

Located in the newly industrial precinct of Beard backing on to Queanbeyan and with easy access to Canberra Avenue. Beard is also a short 10 minute drive to the Canberra Airport.

### Description

Available for lease now! A large clear span warehouse only built two years ago! With a modern feel as you walk in, the unit consists of office/reception area, kitchenette + amenities with a shower, and a 51 Sqm mezzanine which can be utilised for storage or converted into office space.

The warehouse has 6 meter height throughout with a large electric roller door and thick concrete slab that continues down the driveway that has its own secure sliding gate;

- 386 Sqm NLA
- 3 Carspaces allocated
- 6 meter height
- Large electric roller door

Contact Patrick Barton 0459 690 788 to inspect or for more information!

### Contact:

**Patrick Barton**

P 02 6282 9090

M 0459 690 788

E patrick@bartonproperty.net.au

# For Lease



The Positive Partnership

**Outgoings**

Increases in Outgoings  
above base year 30 June

**Car Parking**

Ample onsite

[www.bartonproperty.net.au](http://www.bartonproperty.net.au)

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