

# For Lease

# Barton

The Positive Partnership



## 4 Lyell Street, FYSHWICK 2609

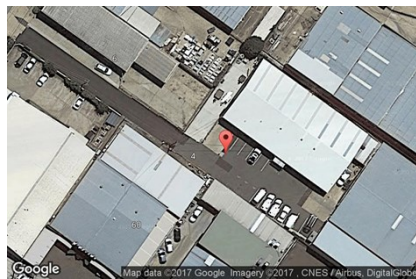
WAREHOUSE WITH MODERN OFFICE ACCOMMODATION

Unit:	Area sqm:	Rent \$/sqm	Rental PA	Nett/Gross
Unit 1	750	\$160	\$120,000	Gross

All figures are exclusive of GST.

### Location

Lyell Street is central with this property being close to Barrier Street and also links onto Newcastle Street Fyshwick.



### Description

Available to lease in mid-March 2024 is a 750sqm high clearance warehouse that includes 2 roller doors at the end of each of the warehouse and a triple-interceptor wash bay area.

The property also has 160sqm of modern office that features 4 furnished offices, board room, reception area, kitchen/breakout area and open plan office. The unit has 8 allocated carparks and some yard space next to the warehouse!

### Outgoings

Increase above a base year

### Car Parking

Ample on-site parking

### Contact:

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