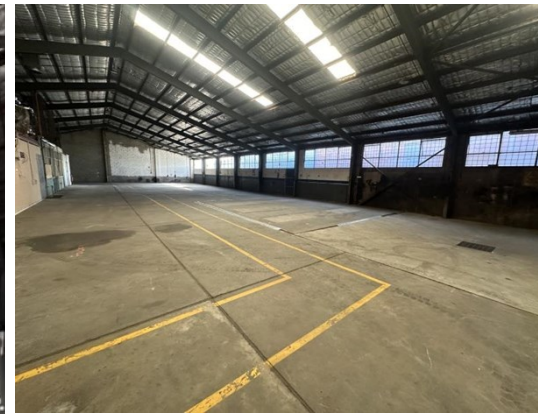


# For Lease

# 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

Located within Canberra's main industrial hub, Fyshwick. Lyell Street is central with this property being close to Barrier Street and also links onto Newcastle Street. The available tenancy is on a battle block.



### Description

Available to lease now is a 750sqm consisting of mostly high clearance warehouse with roller door access and a triple-interceptor wash bay area.

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

Please get in contact with the agents from Barton Commercial Property for more information or to arrange an inspection.

### Outgoings

Increase above a base year

### Car Parking

Ample on-site parking

### Contact:

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