

## 40 Kembla Street, FYSHWICK 2609

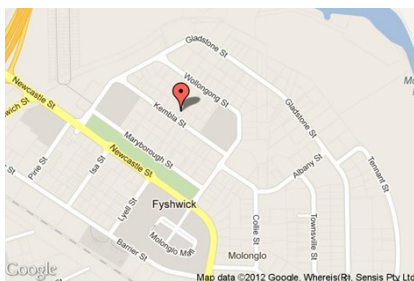
Prime Showroom!

Unit:	Area sqm:	Rent \$/sqm	Rental PA	Nett/Gross
Unit 2	583	\$214	\$125,000	Net

All figures are exclusive of GST.

### Location

Fyshwick is most the recognised industrial suburb, located in the south east of Canberra, with 2 of Canberra's main roads running close by. It neighbours the NSW border with Queanbeyan and is 10 minute drive from Canberra Airport.



### Description

Available to lease now! 40 Kembla Street consists of prime modern showroom with exclusive carparking and great signage opportunities. Split over two levels, the property includes polished concrete floors, open plan showroom, training room, large board room, offices, modern kitchen and bathroom. The roller door access is through front of premises. This property is suitable for a wide variety of commercial users.

- 583 Sqm of NLA
- Split of showroom / office / storage
- Great carparking and signage
- Roller Door

Contact Patrick Barton 0459 690 788 for more information or to arrange an inspection.

### Outgoings

70.3% contribution

### Car Parking

Ample Parking at Front of Tenancy

### Contact:

**Patrick Barton**

P 02 6282 9090

M 0459 690 788

E [patrick@bartonproperty.net.au](mailto:patrick@bartonproperty.net.au)