## **For Lease**

# The Positive Partnership



## 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 GS	Т.			

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:

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## www.bartonproperty.net.au

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The information contained herein has been supplied to us. In passing the information on it should be noted that we do so without any representation on our part as to its truth or accuracy. All interested parties should make their own enquiries, and obtain their own independent advice, in order to verify the information.