



## 32 Coal Court, BEARD 2620

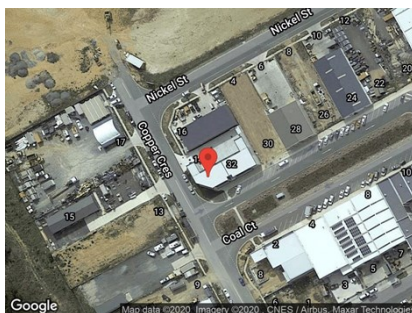
IMPRESSIVE WAREHOUSE AND SHOWROOM ON PRIME CORNER LOCATION

Unit:	Area sqm:	Rent \$/sqm	Rental PA	Nett/Gross
Unit 1	300	\$217	\$65,000	Gross

All figures are exclusive of GST.

### Location

The property is situated on prime corner location, the corner of Copper Crescent and Coal Court. Beard is the most recently developed industrial suburb in Canberra, adjacent to Queanbeyan. A very central location with easy access to Canberra Avenue and Pialligo Avenue to access Sydney and North Canberra.



### Description

A modern development with two tenancies. Available to lease now is unit 1 offering for lease the corner site, the warehouse is high clearance of up to 7 metres with two large roller doors into a rear yard. The warehouse and showroom comprises 220 sqm with a modern 80 sqm mezzanine level. Full amenities including disabled persons toilet and showers.

Contact Barton Commercial Property for more information or to arrange an inspection today.

### Outgoings

Increases in outgoing above a base year 30 June

### Car Parking

On-site and off-street parking



Corner location



24-7 access



Full amenities



Showroom

### Contact:

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