



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	\$200	\$60,000	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 is made up of 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

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