

## 28-30 Essington Street, MITCHELL 2911

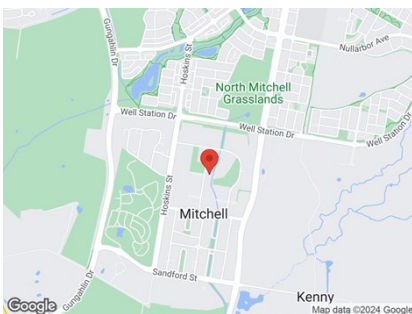
Prime Industrial Unit in Mitchell!

Unit:	Type	Investment/Vacant Possession	Land Area sqm	Sale Price
Unit 5	Industrial	Vacant Possession	480	\$1,500,000

All figures are exclusive of GST.

### Location

Located in Mitchell, being Canberra's most tightly held industrial precinct. Mitchell is situated on the northern side of Canberra being 8 kms from Canberra's CBD and 17 kms from Canberra Airport. Easy access to the Federal Highway to Sydney.



### Description

Available for sale now is unit 5 of this well presented complex made up of 5 units. Offered vacant, this unit could suit a variety of businesses looking to owner occupy your own premises in the busy industrial hub of Mitchell. This unit has it all, consisting of showroom, warehouse and office, split over two levels.

### Features Include:

- 480 sqm NLA
- 6m high electric roller door
- 3-phase power
- 30 kw solar and air conditioning
- Approx 120 sqm of high clearance warehouse (7-8m clearance)
- Approx 150 sqm of ground floor showroom
- Approx 210 Sqm of first floor office, and storage
- 2 kitchenettes, 2 toilets & 2 showers
- Dual entrance via Essington Street & Felton Street
- Street frontage on Essington Street allowing for great signage

### Contact:

P  
M  
E

- 8 x onsite car parks

For more information or to arrange an inspection, please contact Patrick Barton of Barton Commercial property on 0459 690 788.

**Rental/Rental Potential**

Vacant

**Estimated Outgoings**

\$22,595

**Estimated Net Return**