

## 51 Wollongong Street, FYSHWICK 2609

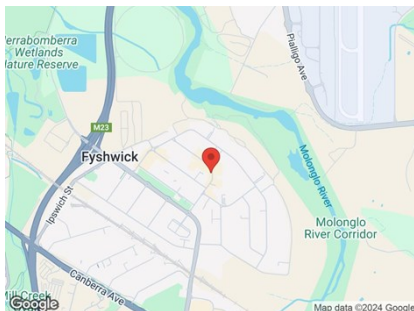
High Quality Office + Glass Street Frontage Showroom

Unit:	Area sqm:	Rent \$/sqm	Rental PA	Nett/Gross
Unit 1	250	\$300	\$75,000	Gross

All figures are exclusive of GST.

### Location

Located in the heart of Fyshwick, the largest commercial/industrial suburb 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 a 10 minute drive from Canberra International Airport.



### Description

Available now for lease and ready for a fitout! An immaculate tenancy previously occupied by ANZ Bank. Consisting of 250 Sqm of modern shopfront and showroom with a first floor office fully carpeted and air conditioned with full height glass windows allowing for great natural light. With a wide purpose clause and versatile space, this unit is a leasing opportunity not to be missed.

### Key Highlights

- 160 Sqm of ground floor space
- 90 Sqm of first floor space
- Disabled compliant bathroom
- Glass street frontage
- Fully air conditioned
- Kitchenette and appliances for staff
- Ideally positioned next to Pellegrino's Cafe

To learn more or arrange an inspection, please contact exclusive agent Patrick Barton 0459 690 788 of Barton Commercial property.

### Contact:

**Patrick Barton**

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# For Lease



The Positive Partnership

**Outgoings**

Increases above a base year

**Car Parking**

Allocated

[www.bartonproperty.net.au](http://www.bartonproperty.net.au)

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