



## Hill Station Business Park, 61 - 63 Sheppard Street, HUME 2620

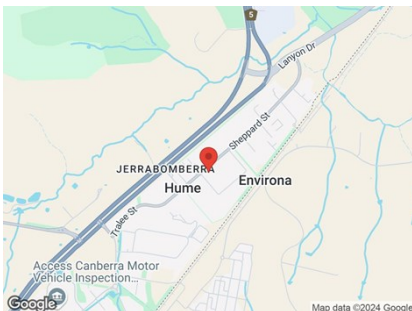
High Clearance Warehouse - Brand New dev

Unit:	Area sqm:	Rent \$/sqm	Rental PA	Nett/Gross
Unit 6	160	\$300	\$48,000	Gross

All figures are exclusive of GST.

### Location

Hill Station Business Park in Hume is arguably the best located industrial park in Hume. Its proximity to the ACT's major road arteries, position on Hume's busiest thoroughfare and choice of unit size makes it an easy fit for those looking for a new industrial space.



### Description

Available to lease from November 2024, is unit 6 of the newly built 'Hill Station' development at 61 - 63 Sheppard Street, Hume.

Unit 6 is priced at an affordable rate, with the unit perfect for those looking for storage with the ability to install high racking. Unit 6 has its own unique floor plan of 160 Sqm of Warehouse and a 19 Sqm yard at the rear.

- 160 Sqm warehouse
- 19 Sqm exclusive yard
- Disabled compliant bathroom + kitchenette
- 3 phase power supply
- 2 allocated car spaces
- Central position within Hume

Contact Patrick Barton 0459 690 788 or Brett Barton 0418 633 447 for more information or to arrange an inspection today.

### Contact:

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# For Lease



The Positive Partnership

**Outgoings**

Increases above a base Year

**Car Parking**

Ample onsite

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

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