

## 34 Townsville Street, FYSHWICK 2609

Secure Warehouse/Office with Yard

Unit:	Area sqm:	Rent \$/sqm	Rental PA	Nett/Gross
Unit 2	340	\$221	\$75,000	Gross

All figures are exclusive of GST.

### Location

Located in the heart of Fyshwick, on Townsville Street. Only 100 metres from Australia Post. Fyshwick is Canberra's largest industrial hub and is centrally located being within a 15 minute drive from Queanbeyan, Mitchell, Woden Valley and the Canberra airport.

### Description

Available to lease now, unit 2 of 34 Townsville Street, Fyshwick. This unit is situated on a battle axe property with a secure electric gate. The unit has a large yard for parking at the front which can also be used for storage. The property has high clear span warehouse and front showroom/reception area. The unit has a mezzanine of approximately 40 sqm which can be utilised as additional office or storage.

- Approx. 340 sqm of warehouse and office
- 3 phase power
- Kitchenette + amenities & shower
- Good lighting throughout
- Roller door access

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

### Contact:

**Patrick Barton**

**P 02 6282 9090**

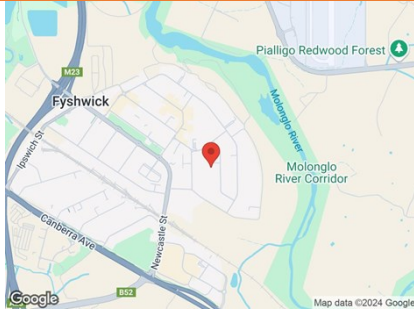
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# For Lease

# Barton

The Positive Partnership



**Outgoings**  
Increases in Outgoings  
above base year 30 June

**Car Parking**  
Ample onsite

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

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