



## HILL STATION BUSINESS PARK, 61 - 63 Sheppard Street, HUME 2620

Brand New Commercial Unit in Heart of Hume

Unit:	Area sqm:	Rent \$/sqm	Rental PA	Price	Nett/Gross
Unit 6	182	\$286	\$52,000	\$780,000	Net

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 knowing the benefits of industrial property. Hume is strategically positioned 15km South of Canberra's CBD & 8km from Queanbeyan, NSW. With easy access just off Monaro Highway.

### Description

Available for sale in Canberra's newest industrial park. Unit 6 comprises of 163 sqm of warehouse space with a 19 sqm yard. Hill Station Business Park enjoys a wide purpose clause, meaning the unit could be suitable for a range of different commercial business's looking to operate and establish their business in a convenient location!

#### Key Features:

- 163 High Clearance and Clear Span Warehouse
- 19 Sqm Exclusive Yard
- Kitchenette & Toilet Facilities
- 4m High by 2.7m Wide Electric Roller Door
- 60 Amp 3 Phase Power
- 2 Allocated Car Parks

Built by Core Building and designed by Turco & Associates, this development sets the benchmark as one of Canberra's best industrial park developments. Contact Barton Commercial Property for more information or to arrange an inspection.

### Contact:

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# For Lease/Sale

**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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