



62 Athllon Drive, GREENWAY 2900

Corner Site in Prominent Location

Unit:	Area sqm:	Rent \$/sqm	Rental PA	Nett/Gross
	1,160	\$224	\$260,000	Net

All figures are exclusive of GST.

Location

Located on a prime corner site in the heart of the Tuggeranong town centre surrounded by commonwealth offices and a bulky good precinct. 62 Athlon Drive is strategically located to have easy access off Scollay Street.



Description

Barton Commercial Property are pleased to exclusively offer 62 Athlon Drive for lease for the first time v.

A 3,699 Sqm site that has been the home of Motoserve for the past 25 years and will be vacating on the 31st January 2025, making this the first time the site will be offered for lease

The 1,160 Sqm of improvements on the site are of a high standard. Incorporating a large modern workshop of approximately 620 square metres with five (5) tilt-up roller doors. The 40-metre frontage to Athlon Drive provides for office and showroom space of approximately 540 sqm that can be divided into two tenancies or the one user.

Zoned CZ1. The purpose clause allows for an extremely wide range of uses, from bulky goods to offices. Childcare, funeral parlor

Contact:

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The current unimproved capital value for the land is \$3,059,000 as of 1 January 2024

Outgoings

Increases in Outgoings
above base year 30 June

Car Parking

Ample onsite