



2 Callan Street, MITCHELL 2911

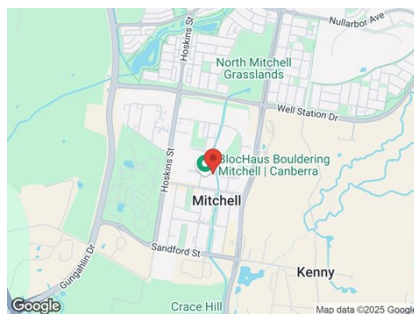
Brand New Industrial Unit in Prime Location

Unit:	Area sqm:	Rent \$/sqm	Rental PA	Nett/Gross
Unit 6	385	\$273	\$105,000	Gross

All figures are exclusive of GST.

Location

Located in North Canberra's tightly held industrial hub, Mitchell. The complex sits on the corner of Lysaght and Essington Street with prime street frontage. The entrance to the property comes off Callan Street.



Description

This exceptional, brand-new industrial space is now available in the bustling industrial hub of Mitchell. Offering a total area of 385 sqm, the property includes a spacious 248 sqm ground floor and an additional 137 sqm mezzanine. This flexible layout combines with a wide lease purpose clause, make this a great opportunity to a wide range of businesses.

The unit features high-clearance warehousing, ensuring plenty of vertical space for racking or bulky storage. Access is a breeze with a large electric roller door, perfect for accommodating deliveries and truck access. This Unit has been built from tilt up concrete pane which provides a sleep, modern appearance along with durability. The Unit has a disabled compliant bathroom with a shower.

Don't miss this opportunity to secure a premium industrial property in a highly sought-after location.

For more information or to arrange an inspection, please contact Barton Commercial property Today!

Contact:

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For Lease



The Positive Partnership

Outgoings

Increases in Outgoings
above base year 30 June

Car Parking

Ample onsite

www.bartonproperty.net.au

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