



## CUMBERLAND COURT, 52-58 Wollongong Street, FYSHWICK 2609

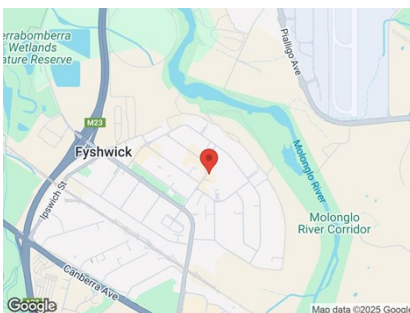
Prime Showroom/Office in Heart of Fyshwick!

Unit:	Area sqm:	Rent \$/sqm	Rental PA	Nett/Gross
Unit 8a	65	\$369	\$24,000	Gross

All figures are exclusive of GST.

### Location

Located in Cumberland Court, fronting Wollongong Street in the busy part of Fyshwick surrounded by many cafes and eatery's. Fyshwick is the number one commercial suburb in Canberra, and is within close proximity to Queanbeyan, Canberra's inner south, Canberra Airport and the CBD.



### Description

Available to lease now! Approximately 65 Sqm of showroom/office in Cumberland Court and ready for a new tenant. Key features of the unit include;

- New flooring
- Great natural light
- kitchenette and amenities
- Air conditioned and open plan
- Carparking directly outside the unit

This unit could suit a variety of users with great signage opportunity. Contact Patrick Barton on 0459 690 788 for more information or to arrange an inspection.

### Outgoings

Increases in Outgoings above base year 30 June

### Car Parking

Ample onsite

### Contact:

**Patrick Barton**  
 P 02 6282 9090  
 M 0459 690 788  
 E patrick@bartonproperty.net.au