



## THE LYELL CENTRE, Unit 5, 151 Newcastle Street, FYSHWICK 2609

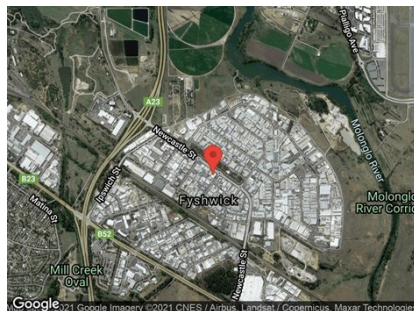
PRIME RETAIL SHOWROOM ON NEWCASTLE STREET!!

Unit:	Area sqm:	Rent \$/sqm	Rental PA	Nett/Gross
Unit 5	401	\$224	\$90,000	Gross
Shop 1	140	\$300	\$42,000	Net

All figures are exclusive of GST.

### Location

Fyshwick is a light industrial suburb in the south-east of Canberra. Situated on busy Newcastle Street, and close to the new developments in north Fyshwick, this property takes full advantage of the large volume of traffic which passes by every day.



### Description

Situated on the corner of Newcastle and Lyell Street, Unit 5, 151 Newcastle Street provides fantastic exposure and street frontage for an office/retail user. The unit is 401sqm and features an abundance of natural light, air-conditioning, kitchen and amenities as well as 4 secured carparks. The unit can be split down to a 140sqm space that will feature separate amenities and 2 secured carparks.

Please contact Kane Smith on 0429 959 865 for more details or to arrange an inspection.

### Outgoings

Increases above base year

### Car Parking

4 secure car spaces

### Contact:

**Kane Smith**

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