



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

PRIME RETAIL / OFFICE / SHOWROOM ON NEWCASTLE STREET!!

Unit:	Area sqm:	Rent \$/sqm	Rental PA	Nett/Gross
Unit 5	401	\$200	\$80,200	Gross
Unit 5a	165	\$350	\$57,750	Net
Unit 4a	206	\$350	\$72,100	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, 151 Newcastle Street provides fantastic exposure and street frontage for an office/retail user or can be used as showroom. The property features an abundance of natural light, air-conditioning, kitchen and amenities as well as secured carparks. There are 3 units on offer as follows, and can be leased in one line,

Unit 5 - 401 Sqm  
 Unit 5a - 165 Sqm  
 Unit 4a - 206 Sqm

Flexible lease terms available! Book an inspection today.

### Outgoings

Increases above base year

### Car Parking

4 secure car spaces

### Contact:

**Patrick Barton**

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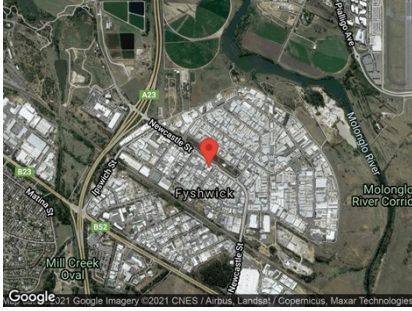
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# For Lease

# Barton

The Positive Partnership



[www.bartonproperty.net.au](http://www.bartonproperty.net.au)

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