For Lease

Barton
The Positive Partnership

181 Gladstone Street, FYSHWICK 2609

Showroom/office in Fyshwick

Unit:	Area sqm:	Rent $/sqm	Rental PA	Nett/Gross
Unit 1a and 2	448	$220	$98,560	Gross
Unit 3	242	$220	$53,240	Gross

All figures are exclusive of GST.

Location

Fyshwick is the most recognised industrial suburb, located in the south east of Canberra, with 2 of Canberra's main roads running close by. It neighbours the NSW border with Queanbeyan and is 10 minute drive from Canberra Airport. Fyshwick is now evolving from an older industrial suburb into a new modern area which includes wholesale, bulky good, and the standard industrial uses.

Description

Available to lease now is the following unit options:

Unit 1a & Unit 2 - 448 Sqm (can be subdivided into smaller tenancies).
Unit 3 - 242 Sqm.

Unit 1a & 2, offer street frontage facing Gladstone street. The space offers open showroom, 6 separate offices, 4 bathrooms and a reception area. A high suspended ceiling throughout the whole unit and a small roller door access that works as a storage dock. With 5 carparks these two combined units are in great condition for a variety of users.

Unit 3, consists of open span space, previously tenanted by the Fyshwick News Agency. The unit has been freshly painted, with its own kitchen and amenities. The space suits a retail user or professional use

Contact:

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Outgoings
Increases above a base year

Car Parking
5 Carparks