



HILL STATION BUSINESS PARK, 61 - 63 Sheppard Street, HUME 2620

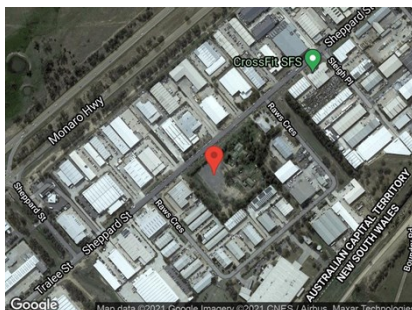
STAGE ONE SOLD OUT. STAGE TWO COMING 2022

Unit:	Type	Investment/Vacant Possession	Land Area sqm	Sale Price
Unit 2	Industrial	Vacant Possession	248	\$699,000
Unit 3	Industrial	Vacant Possession	191	\$520,000
Unit 10	Industrial	Vacant Possession	248	\$640,000
Unit 8	Industrial	Vacant Possession	226	\$520,000
Unit 20	Industrial	Vacant Possession	315	\$710,000
Unit 17	Industrial	Vacant Possession	306	\$655,000
Unit 19	Industrial	Vacant Possession	306	\$655,000

All figures are exclusive of GST.

Location

In the heart of Hume, can be not anymore central. Hume is one of the main industrial suburbs of Canberra and is very popular with logistics and local business. With easy access to Monaro highway and 15 minutes into the Canberra's CBD.



Description

A new exciting business park that will be completed September 2022. It comprises of 28 modern industrial units with service yards. the inclusions are:

- Precast concrete construction
- Façade: Prefinished cladding
- Double glazed windows
- Floor and skirting tiles to bathrooms
- Kitchens: Closed door cupboards Polytec
- Mezzanine: Galvanised steel tube handrail, steel staircase
- Mezzanine floor: structure ply
- Commercial roller doors
- Electric hot water unit
- NBN ready, FTTP
- Electrical: 4 high bay lights, bathroom light and fan, 3 lights switches, 4 GPO (3 phase) 60 amp 3 phase switchboard
- Colour bond yard fencing
- Warehouse: 150 mm concrete floor
- Yard: concrete permeable road paver

Contact:

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Rental/Rental Potential

\$52,000pa

Estimated Outgoings

\$34perm2 on Grd FL Area

Estimated Net Return

Vacant target 6.5%