



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

Only 3 Units Left, Now Is The Time To Buy!

Unit:	Type	Investment/Vacant Possession	Land Area sqm	Sale Price
Unit 2	Industrial	Vacant Possession	235	\$950,000
Unit 7	Industrial	Vacant Possession	207	\$700,000
Unit 1	Industrial	Vacant Possession	237	\$1,050,000

All figures are exclusive of GST.

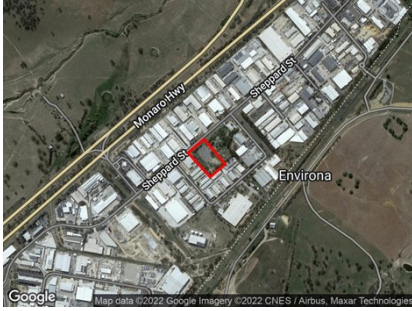
Location
Hill Station Business Park in Hume is arguably the best located industrial park in Hume. Its proximity to the ACT's major road arteries, position on Hume's busiest thoroughfare and choice of unit size makes it an easy fit for those knowing the benefits of industrial property.

Description
This is the final opportunity to secure a unit in Hill Station Business Park. With 3 out of 29 units remaining for sale. Available is unit 1, unit 2 and unit 7, all with unique floor plans. Take advantage of the excellent exposure and the brilliant signage to create maximum marketability for your business.

Built by Core Building and designed by Turco & Associates, this development sets the benchmark as one of Canberra's best industrial park developments. Key Highlights:

- Precast concrete construction
- Façade: Prefinished cladding
- Double glazed windows
- Floor and skirting tiles to bathrooms
- Kitchens: Closed door cupboards Polytec

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- 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

Rental/Rental Potential

Average \$250 p/sqm

Estimated Outgoings

\$35 per m2 estimated

Estimated Net Return

Vacant