

# For Lease

# Barton

The Positive Partnership



## 25 Bentham Street, YARRALUMLA 2600

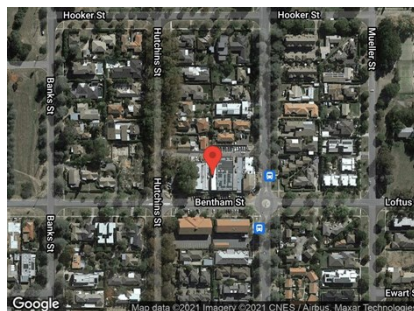
UNIQUE OFFICE LEASING OPPORTUNITY!!

Unit:	Area sqm:	Rent \$/sqm	Rental PA	Nett/Gross
Unit 6	80	\$563	\$45,000	Gross
Unit 4	30	\$567	\$17,000	Gross

All figures are exclusive of GST.

### Location

Located in the popular suburb of Yarralumla within South Canberra. The precinct consists of IGA, café, bakery and more.



### Description

Available to lease now is two separate tenancies of 30 sqm & 80 sqm of trendy office space with timber flooring located on the first floor of the building. There are shared amenities/kitchenette with the adjoining tenants. This space would suit an office/clinic user.

Get in touch now for an inspection - Ready to go!

### Outgoings

Increases in Outgoings above base year 30 June

### Car Parking

Ample onsite

### Contact:

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