

## 4 Nick Ellis Place, HUME 2620

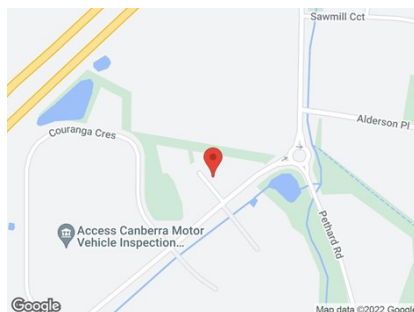
Clear Span High Clearance Warehouse Units Available

Unit:	Area sqm:	Rent \$/sqm	Rental PA	Nett/Gross
Unit 1	246	\$260	\$63,960	Gross
Unit 3	236	\$250	\$59,000	Gross

All figures are exclusive of GST.

### Location

The property is located in Nick Ellis Street the southern precinct of Hume, with easy access to the Monaro Highway.



### Description

Available for lease now are two units within a recently finished warehouse development comprising of 5 units. Unit 1 is 246sqm and has corner street frontage and unit 3 is 236sqm. Both units feature 7 meters of height clearance and a roller door. There is a automatic gate securing the yard. Each tenant has 4 carparks.

Warehouse of this size and height is currently hard to come by within Hume. Contact Kane Smith 0429 959 865 or Patrick Barton 0459 690 788 of Barton Commercial Property for more information or to arrange an inspection.

### Outgoings

Increases in Outgoings above base year 30 June

### Car Parking

4

### Contact:

**Kane Smith**

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