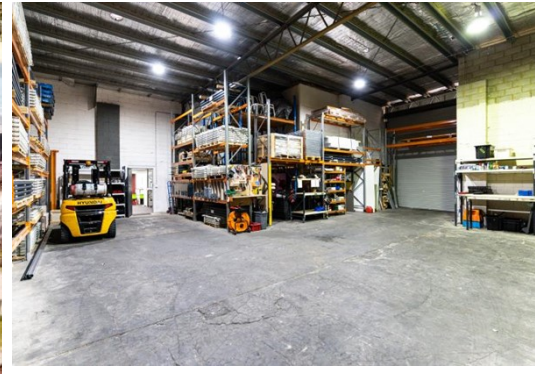


# For Lease

# Barton

The Positive Partnership



## 34 Yass Road, QUEANBEYAN 2620

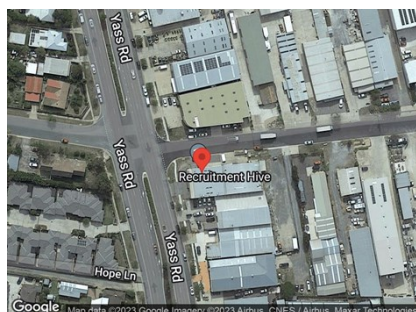
PRIME LOCATION HAVING SHOWROOM / WAREHOUSE AND OFFICE

Unit:	Area sqm:	Rent \$/sqm	Rental PA	Nett/Gross
Lot	1,025	\$185	\$190,000	Gross
Unit 1	522	\$230	\$120,000	Gross
Unit 2	323	\$124	\$40,000	Gross
Unit 3	180	\$194	\$35,000	Gross

All figures are exclusive of GST.

### Location

Located on a prime corner site on Yass Road and Silva Avenue. With Yass road recognised as the blue ribbon Industrial location of Queanbeyan that houses many national and local businesses.



### Description

Now available lease! A very solid showroom, warehouse and office building with 3 tenancies that can be leased together or separately!

Unit 1 - 522 Sqm with the corner street frontage. This is a modern showroom of 300 Sqm and 222 Sqm of high clearance warehouse.

Unit 2 - 323 Sqm of first floor that is completely clear span with full kitchen and bathroom. This space would suit an office user.

Unit 3 - 180 Sqm with a ground floor showroom, small warehouse and first floor office combining of 180 Sqm.

All units are separately metered. Enquire now to inspect and for more information.

### Contact:

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The information contained herein has been supplied to us. In passing the information on it should be noted that we do so without any representation on our part as to its truth or accuracy. All interested parties should make their own enquiries, and obtain their own independent advice, in order to verify the information.

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**Outgoings**

**Car Parking**  
Ample onsite

[www.bartonproperty.net.au](http://www.bartonproperty.net.au)

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