



## 25 Torrens Street, BRADDON 2612

*City fringe location with awesome parking ratio.*

### Location:

### Description:

25 Torrens Street, is a well located property on the fringe of the city and is a stand alone building walking distance to Canberra centre and Braddon.

This property offers one of the best parking ratios in the city. Situated in an excellent outlook onto the beautiful street of Torrens Street with great exposure on this popular office precinct.

The property has a shared entrance with the upstairs tenancy.

With air conditioning, clean amenities, ample car parking and in an enviable location, this property would make a great office space for a range of different businesses offering excellent signage options.

### Features include:

- \* Open plan and opportunity to create separate office space
- \* Street level access to the premises
- \* Air-conditioning
- \* Ample On-site car park

Premises:	
Area m <sup>2</sup> :	400
Rent PA:	\$168,000
Net/Gross:	Gross
Outgoings:	Contact Agent
Contact:	<p><b>Frank Morella</b> 0411 522 888 fmorella@canberracommercial.com.au</p> <p><b>Theo Dimarhos</b> 0433 474 747 tdimarhos@canberracommercial.com.au</p>