



10 Kennedy Street, Kingston 2604

Level 1 Opportunity in Kingston

Location:

Description:

Located on level 1, is this centrally positioned premise in Kingston. In close proximity to local eateries/cafes as well as established gym facilities you won't be disappointed in what the area has to offer. Previously utilised as a yoga studio, showing its versatility, the premise is approximately 50 sqm in size and features an open plan working area with your own north-facing private balcony.

The premise has its own split-system air-conditioning unit and the amenities are shared amongst the neighbouring tenants. There are two car spots available with the tenancy at an additional cost of \$2,000 + GST per bay per annum.

Ready for immediate occupation!

Please contact Nick Fuller on 0418 688 399 for more information or to arrange an inspection.

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|----------------------------|---|
| Premises: | 4 |
| Area m²: | 50 |
| Rent PA: | \$21,000 |
| Net/Gross: | Net |
| Outgoings: | Contact Agent |
| Contact: | Nick Fuller 0418688399 nfuller@canberracommercial.com.au |