



## 181 Gladstone Street, FYSHWICK 2609

*High Exposure Office and Storage*

### Location:

### Description:

This large corner office space boasts excellent street exposure and plenty of parking. Set in the popular Gladstone Street it is surrounded by well known business' and close to cafe's and eateries.

Fitted out an ready to move into, this could be your chance to snap up a rare opportunity. With the flexibility of a reception space, breakout spaces, 7 offices and plenty of storage, don't hesitate to inspect.

### Features include:

- 7 Offices
- Large breakout space
- Open plan reception area
- Large storage room
- Fully airconditioned
- Loading dock and warehouse
- Plenty of parking
- 2 sets of Male and Female amenities
- 2 kitchenettes
- Fire exit hallways

<b>Premises:</b>	Unit 1
<b>Area m<sup>2</sup>:</b>	456
<b>Rent PA:</b>	
<b>Net/Gross:</b>	Gross
<b>Outgoings:</b>	Contact Agent
<b>Contact:</b>	<b>Ben Owen</b> 0418 688 787 bowen@canberracommercial.com.au