



## 65 Tennant Street, FYSHWICK 2609

Vibrant Office + Warehouse

### Location:

### Description:

This contemporary self-contained business unit is perfect for showroom or office plus storage. Light filled and boasting farmland views, your staff will be thrilled that you chose this property to lease.

Currently 222.3m2 approx. however, with future floor expansion can extend to 265m2 approx.

### Features include:

- Highly maintained centre
- 3-metre-high ceiling, comfortable work environment
- Allocated parking
- Kitchens - Bathrooms - Meeting rooms - no common areas held within the premises
- Secure entry fob system. Intercom video door release
- High feature commercial glass windows. Natural light
- Minimal outgoing
- Server Room - A/C & lockable (Self-Contained)
- Toilets & shower room (Self-Contained)
- Kitchenette with Zip hot water & dish draw (Self-Contained)
- Alarm to premises
- Full height, precast concrete construction
- Fast internet. Fiber to MDF room. NBN available
- Own Heating and cooling (Self-Contained)
- Separate metering, Electrical & Water to premises

<b>Premises:</b>	Unit 3
<b>Area m<sup>2</sup>:</b>	222
<b>Rent PA:</b>	
<b>Net/Gross:</b>	Unknown
<b>Outgoings:</b>	Contact Agent
<b>Contact:</b>	<b>Ben Owen</b> 0418 688 787 bowen@canberracommercial.com.au

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- Security cameras, 24 hours on-site
- Security entry bollards, after-hours
- Storage - High Security
- Security lighting to external areas throughout, c-bus smart lighting control
- 3 phase power, individual metering to each premises