



## 68 Barrier Street, FYSHWICK 2609

*Sought After Showroom*

### Location:

### Description:

This prominent showroom is set in one of the most popular streets in Fyshwick; with high raked ceilings, hanging lights and large windows, 68 Barrier Street Fyshwick is certain to impress your customers and staff.

With fantastic street exposure, surrounded by a variety of attractive eateries and ample parking, convenience is yours.

Currently, in the stages of updates (including facade renovations - artist impression in photos), you are presented with an opportunity to influence the fit-out on the 600m<sup>2</sup> (Approx.) tenancy and tailor it to your business needs. This includes but is not limited to: options for side access to a roller door, mezzanine office, bathroom renovations and aircon options.

### Distinguishable Features:

- Broad Purpose Clause
- 600m<sup>2</sup> Showroom + Storage\*
- Flexible Fit Out Options
- High Traffic and Desirable Location

To discuss the optional extras mentioned above and the associated costs or to arrange an inspection please contact Ben Owen on 0418 688 787.

\* Sizes are approximate and subject to final survey.

<b>Premises:</b>	
<b>Office m<sup>2</sup>:</b>	TBA
<b>Warehouse m<sup>2</sup>:</b>	TBA
<b>Total m<sup>2</sup>:</b>	600
<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.co m.au