



## 133 Flemington Road, MITCHELL 2911

*Open Plan Office with High Visibility*

### Location:

### Description:

This updated level 1 office totals 297sqm of office comes complete with bathrooms, kitchenette, lighting, floor coverings and ducted air-conditioning.

The ramp at the rear has a secure boom gate access to secure level 1 carparking. Stairs are being installed for easy access to Flemington Road as convenience is considered.

### Key features:

- Level 1 office of 297sqm (approx.)
- Can be split into 2 tenancies
- Prime location
- 3 executive offices
- Open plan meals area
- Reception/ open work area
- Lighting
- Floor coverings
- Kitchenette
- Ducted air-conditioning
- Male and Female Amenities
- 6 secure carparks (optional)
- Finishing touches to existing fit-out to come

|                       |  |
|-----------------------|--|
| Premises:             | Unit 5   |
| Area m <sup>2</sup> : | 297  |
| Rent PA:              |  |
| Net/Gross:            | Net  |
| Outgoings:            | Contact Agent  |
| Contact:              | <p><b>Ben Owen</b><br/>0418 688 787<br/>bowen@canberracommercial.com.au</p> <p><b>Theo Dimarhos</b><br/>0433 474 747<br/>tdimarhos@canberracommercial.com.au</p> |