



## 1 Val Reid Crescent, Hume 2620

*THE ONE THAT TICKS ALL THE BOXES*

### Location:

The Hume industrial precinct represents one of the last opportunities of its type in this location. It offers an exceptional opportunity for businesses to expand in one of Australia's most connected and agile regions.

### Description:

This opportunity won't be available for long!

The purpose built warehouse offers 3,364sqm GFA, A grade warehouse on a 5,005sqm block of land with B double access is one of a kind and won't last long in the high demand in the industrial domain.

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### FEATURES OF HUME:

- Provides a flexible and well-connected location
- Internal roads have been designed to accommodate heavy and oversized cargo and support transport logistics
- Smartly thought-out access roads are 7 metres wide, allowing B-Double transit.
- A broad purpose clause, allowing a wide range of uses

### FEATURES OF THE PROPERTY:

- Total building of 3,365sqm GFA
- Warehouse/ Storage building 3,042sqm
- Office Space Upstairs 323sqm
- Secured compound
- 27 car parks
- B-Double and Semi-trailer access
- Three 6-meter-wide Roller Door access to warehouse
- Awning to allow for loading and offloading under cover

<b>Premises:</b>	
<b>Office m<sup>2</sup>:</b>	3,364
<b>Warehouse m<sup>2</sup>:</b>	TBA
<b>Total m<sup>2</sup>:</b>	3,364
<b>Rent PA:</b>	
<b>Net/Gross:</b>	Net
<b>Outgoings:</b>	Contact Agent
<b>Contact:</b>	<p><b>Michael Ceacis</b> 0409 321 126 mceacis@canberracommercial.com.au</p> <p><b>Abby Fulton</b> 0418 688 399 afulton@canberracommercial.com.au</p>