



29 Bougainville Street, GRIFFITH 2603

High Quality Office Suite in the Heart of Canberra

Location:

One of Canberra's oldest dining and shopping precincts, here you'll discover charming heritage-listed buildings, historic sport oval and even an art deco pool. Locals refer the area as Manuka, but technically it's in the suburb of Griffith.

Description:

A rare opportunity awaits, with 595 sqm of available space to lease in the heart of Manuka, and one of Canberra's most convenient locations.

The office suites are less than 10 minutes to Canberra CBD, and 5 minutes to Fyshwick, offering easy access to all amenities.

The office suite has a spacious NLA of 595sqm. In addition, this unique lease has a 141sqm of terrace space to enjoy. Offering a high quality fit out and welcoming an abundance of natural light, the office suite has toilets available to employees on the same floor. There are 8 available car parks located in the basement.

The suite itself offers the following features:

- 595sqm NLA + 141sqm terrace
- \$425/sqm + GST per annum outgoings inclusive
- High quality fitout
- 141sqm of terrace
- 8 Allocated basement parking spots

For more information or to organise an inspection, please contact Canberra Commercial.

Premises:	
Area m ² :	595
Rent PA:	\$252,875
Net/Gross:	Gross
Outgoings:	Contact Agent
Contact:	<p>Abby Fulton 0418 688 399 afulton@canberracommercial.com.au</p> <p>Theo Dimarhos 0433 474 747 tdimarhos@canberracommercial.com.au</p>