



52 - 58 Wollongong Street, FYSHWICK 2609

Renovated Unit in Fyshwick

Location:

Fyshwick is most the recognised industrial suburb, located in the southeast of Canberra, with 2 of Canberra's main roads running close by.

Description:

Nestled away into Cumberland Court, Unit 7A is available to lease.

Unit 7A, comprising of approximately 100sqm of space in Cumberland Court is the perfect opportunity for many commercial users.

Located off Wollongong Street, one of the main roads through Canberra's industrial precinct, this unit benefits greatly from high exposure. An added benefit of situating yourself within Cumberland Court is the opportunity for signage with direct foot traffic from Wollongong Street.

The unit has been recently renovated with floorboards throughout. The office/meeting room has been equipped as a 'wet' room. The previous tenant added a free standing wall to create a reception. This unit can be adapted in many ways to suit you and your business.

Features of Unit 7A:

- Floorboards throughout
- Air-Conditioned
- Kitchenette
- Toilet onsite
- Prominent signage opportunity
- Accessible customer car parking
- Office / Meeting room

Premises:	Unit 7A
Area m ² :	100
Rent PA:	\$30,000
Net/Gross:	Net
Outgoings:	\$5,439
Contact:	<p>Ben Owen 0418 688 787 bowen@canberracommercial.com.au</p> <p>Theo Dimarhos 0433 474 747 tdimarhos@canberracommercial.com.au</p>

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If you would like to discuss this opportunity further, or to arrange an inspection, please contact the Agents at Canberra Commercial