



## 184 Gladstone Street, FYSHWICK 2609

*Immaculate Warehouse and Office*

### Location:

### Description:

This thoughtfully designed unit serves as an ideal setup for any business seeking both street exposure and parking facilities. Additionally, it offers a compelling combination of office space and high-clearance storage.

The key features of this unit include an approximate area of 168 sqm, recent updates throughout, air-conditioning on both floors, a high-ceiling warehouse, an internal kitchenette and toilet, 2 carparks within the complex, and street parking availability. Additionally, NBN connectivity is provided.

<b>Premises:</b>	Unit 3
<b>Office m<sup>2</sup>:</b>	TBA
<b>Warehouse m<sup>2</sup>:</b>	168
<b>Total m<sup>2</sup>:</b>	168
<b>Rent PA:</b>	
<b>Net/Gross:</b>	Gross
<b>Outgoings:</b>	Contact Agent
<b>Contact:</b>	<p><b>Ben Owen</b> 0418 688 787 bowen@canberracommercial.com.au</p> <p><b>Theo Dimarhos</b> 0433 474 747 tdimarhos@canberracommercial.com.au</p>

