



## 96 Bayldon Road, QUEANBEYAN 2620

*Modern Industrial Unit*

### Location:

### Description:

Situated in a modern industrial complex in Queanbeyan West comprising of 6 units and located off Gilmore Road with great access to arterial roads. This warehouse of 162sqm approx. has an internal clearance of 6.5m, high roller door and multiple windows for natural light.

### Features include:

- 169 sqm approx.
- High Internal Clearance (6.5m)
- Rollerdoor (4.8m high x 4.2m wide)
- NBN
- 3-phase power
- Kitchenette
- Disabled bathroom

<b>Premises:</b>	Unit 4
<b>Office m<sup>2</sup>:</b>	TBA
<b>Warehouse m<sup>2</sup>:</b>	169
<b>Total m<sup>2</sup>:</b>	169
<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>