



## 7 Beaconsfield Street, FYSHWICK 2609

*High-Security Industrial Unit*

### Location:

### Description:

Set within the most recent expansion of Fyshwick, strategically positioned for convenient accessibility to major arterial roads, this high-security industrial unit beckons occupants with its immediate readiness for occupancy.

Comprising a capacious high-clearance warehouse and a well-designed split-level office, this unit boasts a surplus of comfort with generous air-conditioning, multiple data stations, and a robust high-speed internet connection. The distinctive attribute of a full-height glass frontage sets this unit apart, ensuring an impression that surpasses the ordinary.

### Key Features include:

- Approximately 278 sqm
- A high security infrastructure
- Internal clearance reaching 6.7 meters approximately
- A sizable roller door measuring 4.4 meters in height and 3.5 meters in width approximately
- Ducted air-conditioning system
- Disabled amenities
- A reception area
- An alarm system for added security
- Allocation of 3 dedicated parking spaces, complemented by on-street parking availability

For those seeking additional details and an on-site inspection, please contact Ben Owen or Theo Dimarhos at Canberra Commercial.

<b>Premises:</b>	Unit 3
<b>Office m<sup>2</sup>:</b>	TBA
<b>Warehouse m<sup>2</sup>:</b>	278
<b>Total m<sup>2</sup>:</b>	278
<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>