



## 8 Gladstone Street, FYSHWICK 2609

*Storage Unit with the Lot*

### Location:

### Description:

This unit of approximately 55qm is strategically positioned behind Gladstone Street's Paragon Mall, boasting dual access from both Maryborough and Kembla Streets. Ideally suited for storage or workshop purposes, the unit offers a comfortable working environment complete with essential amenities.

### Key Features:

- Prime location
- Secured with an electric roller door and private entry
- Dual reverse cycle units for effective climate control
- Mezzanine storage to optimize available space
- Energy-efficient LED lighting throughout
- Convenient amenities, including a shower and toilet
- Inclusive of a washing machine and dryer
- Additional roller door for enhanced accessibility

For further details or to schedule an inspection, please contact Ben Owen or Theo Dimarhos from Canberra Commercial.

<b>Premises:</b>	Unit 20
<b>Office m<sup>2</sup>:</b>	TBA
<b>Warehouse m<sup>2</sup>:</b>	55
<b>Total m<sup>2</sup>:</b>	55
<b>Rent PA:</b>	
<b>Net/Gross:</b>	Gross
<b>Outgoings:</b>	Contact Agent
<b>Contact:</b>	<p><b>Theo Dimarhos</b> 0433 474 747 tdimarhos@canberracommercial.com.au</p> <p><b>Ben Owen</b> 0418 688 787 bowen@canberracommercial.com.au</p>