



## 6 Dacre Street, MITCHELL 2911

*High Clearance Warehouse with Office*

### Location:

### Description:

This property offers a rare and high-quality opportunity consisting of high clearance, clear span warehouse with additional office component. The property is situated in the tightly held heart of Mitchell with easy access to arterial roads.

Unit 6 has 8m (approx.) ceiling clearance and 6m (approx.) electric roller door access. The unit has direct access from Dacre Street. There is signage potential via a signboard located at the main entrance to the building.

This is a quality building located in the more recently developed part of Mitchell and will not disappoint.

### Features include:

- 507 sqm unit
- 8 metre approx. internal clearance.
- 6 metre high by 5 metre wide electric roller door
- NBN connected.
- Three-phase power
- 3 allocated car parks

For further information please contact Ben Owen or Theo Dimarhos from Canberra Commercial

<b>Premises:</b>	Unit 6
<b>Office m<sup>2</sup>:</b>	TBA
<b>Warehouse m<sup>2</sup>:</b>	507
<b>Total m<sup>2</sup>:</b>	507
<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>