



## 52 - 58 Wollongong Street, FYSHWICK 2609

*Expose Your Business*

### Location:

Fyshwick is most the recognised industrial suburb, located in the southeast of Canberra, with 2 of Canberra's main roads running close by.

### Description:

Are you looking for a showroom with great street exposure that will attract customers and allow your business to thrive?

Look no further, as this prime frontage unit situated on Wollongong Street within the prominent Cumberland Court, is available for lease for the first time in thirteen years!

Boasting great natural light with predominantly shopfront style glass façade, excellent signage opportunities and surrounded by a host of popular established retailers, typically in the furniture, homeware, and home improvements business.

### Features include:

- 219 sqm of approx.
- Open plan showroom with natural light on three sides
- Flexible open space
- Excellent street frontage and exposure
- Visitor parking on site
- Ducted air-conditioning
- Suspended acoustic tile grid ceiling with recessed fluorescent lighting.
- Amenities

For more information or to arrange an inspection please contact Theo Dimarhos on 0433 474 747 or Ben Owen on 0418 688 787.

Premises:	Unit 1 & 2
Area m <sup>2</sup> :	219
Rent PA:	
Net/Gross:	Gross
Outgoings:	Contact Agent
Contact:	<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>