



## 40 Kembla Street, FYSHWICK 2609

*Prime Showroom with it All*

### Location:

### Description:

40 Kembla Street is a prime showroom, office, and warehouse facility with a modern twist.

Well situated in the heart of Fyshwick running on main arterial roads Gladstone Street and Wollongong Street.

The internal spaces include showroom with reception area and open plan office or training rooms on one side and a high clearance warehouse on the other. With modern up to date external and internal finishes and offers a mixture of spaces within a space the property really stands out.

Moving up to the Level 1 mezzanine area a pleasant team break out area via internal staircase which has a full kitchen and very versatile for those internal or customer functions with two other areas that can be used for office or storage are also located on the mezzanine area. Total internal area is approx. 583sqm. From the outside the main roller door is approx. 3.5m + clearance and same in width is partially under croft a bonus for deliveries if it is raining.

The property also boasts a generous allocation of onsite parking with 16 car spaces and a considerable amount of streetside parking on Kembla Street. The property also has the security of a lockable gate.

For further information please contact Canberra Commercial Agents.

<b>Premises:</b>	
<b>Office m<sup>2</sup>:</b>	TBA
<b>Warehouse m<sup>2</sup>:</b>	583
<b>Total m<sup>2</sup>:</b>	583
<b>Rent PA:</b>	
<b>Net/Gross:</b>	Net
<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>