



## 14 Silva Avenue, QUEANBEYAN 2620

*Functional Workshop & Office*

### Location:

### Description:

Centrally located in East Queanbeyan with easy access onto Yass Road. Combining warehouse, office and shared yard, offering on-site parking and space for a large truck and staff or customer parking.

The warehouse is high clearance with 3 phase power, multiple outlets and skylights for natural light. The side access to the warehouse spans 9.1 metres wide by 4.1 metres high for easy flow. The office fronting onto Silva Avenue with reception area has a modern façade and offers good signage opportunities.

- 245 sqm warehouse approx.
- 80 sqm office approx.
- 350 sqm of shared yard approx.
- High bay lighting
- Secure shared yard
- Amenities

For further information, please contact Canberra Commercial Agents.

<b>Premises:</b>	Unit 1
<b>Office m<sup>2</sup>:</b>	80
<b>Warehouse m<sup>2</sup>:</b>	245
<b>Total m<sup>2</sup>:</b>	325
<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>