



## 11 Sheppard Street, HUME 2620

*Gateway to Hume*

### Location:

### Description:

A striking property located at the gateway to Hume Industrial Estate.

Located on the edge of Hume with direct access to main arterial roads of the Monaro Highway and Lanyon Drive allowing for proximity to Fyshwick (8 minutes) and Queanbeyan (5 minutes).

This is a modern high-quality building consisting of tilt slab construction offering great thermal and security qualities.

The property is positioned on approx. 7,341sqm block and boasting a total NLA of approx. 4,708sqm. Large internal mezzanine area at the rear of the building with secure caged and gated under area.

With approx. 1,059sqm of office space, spanning across two levels, this space has additional break out areas, showroom and wholesale display areas, this office best utilises all spaces.

### Property Features:

- IZ1 - General Industry Zoning
- Approx. 4,708sqm total NLA on a 7,341sqm block
- Approx. 3,254sqm of warehouse
- Internal ceiling height clearance of 8.5m at the highest point
- 4 x electric roller doors. One of which is 7.3m wide by 5.5m
- Concrete slab on the ground 200mm thick, 32MPA with two layers of F82 steel mesh
- Large hardstand area with secure yard

<b>Premises:</b>	
<b>Office m<sup>2</sup>:</b>	1,454
<b>Warehouse m<sup>2</sup>:</b>	3,254
<b>Total m<sup>2</sup>:</b>	4,708
<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>

- Heavy-duty driveway
- Category 3 sprinkling system
- Fully secure complex with electric security gate
- Prominent position facing Sheppard Street offering excellent street exposure
- Excellent heavy vehicle access
- 40 onsite car parks