



33 Lorn Road, QUEANBEYAN 2620

Warehouse, Office and Mez Opportunity

Location:

Description:

Located in Queanbeyan West with easy access to Fyshwick and Canberra Airport, this unit is an excellent opportunity for a small business to call home. There is ample parking within the complex with a great mix of long-term tenants.

This unit offers a combination of open plan and separate office space, meeting room, and a large warehouse area downstairs. Upstairs has a meal area with plenty of natural light combined with a large mezzanine storage area.

Key features:

- 350 sqm approx.
- 5 meter high roller door approx.
- 6 meter high warehouse approx.
- 3 phase power
- Aircon unit
- M & F toilets, shower and kitchenette

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|---------------------------------|--|
| Premises: | Unit 4 |
| Office m²: | TBA |
| Warehouse m²: | 350 |
| Total m²: | 350 |
| Rent PA: | |
| Net/Gross: | Gross |
| Outgoings: | Contact Agent |
| Contact: | <p>Ben Owen 0418 688 787 bowen@canberracommercial.co m.au</p> <p>Theo Dimarhos 0433 474 747 tdimarhos@canberracommercial .com.au</p> |