



## 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

<b>Premises:</b>	Unit 4
<b>Office m<sup>2</sup>:</b>	TBA
<b>Warehouse m<sup>2</sup>:</b>	350
<b>Total m<sup>2</sup>:</b>	350
<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.co m.au</p> <p><b>Theo Dimarhos</b> 0433 474 747 tdimarhos@canberracommercial .com.au</p>