



## 10 Arnott Street, HUME 2620

*Substantial Warehouse, Office and Hardstand in Hume*

Unit	Office m <sup>2</sup>	Warehouse m <sup>2</sup>	Total m <sup>2</sup>	Rent \$/m <sup>2</sup>	Comments
Main Warehouse	384	1,651	2,035	\$195	0
Smaller Warehouse	TBA	264	264	\$195	

### Location:

10 Arnott Street presents itself as a rare and highly sought-after leasing opportunity in the major industrial hub of Hume. Located just off Sheppard Street and minutes away from the Monaro Highway, this site is perfectly situated in the Canberra region and ensures quick turnaround times for interstate routes.

### Description:

Currently available is a large warehouse and office totaling 2,035sqm and a separately placed smaller warehouse of 263sqm. Also offering approximately 3,500sqm of hard stand space, the sites total footprint equates to 6,120sqm.

### Warehouse features:

- 1650.75sqm warehouse
- 384.68sqm mezzanine
- 384.41sqm office
- Clear span warehouse
- High bay lighting
- 3.2 tonne gantry crane
- 4 roller doors (5m height x 4.5m wide)
- Additional internal and external forklift access roller door
- Male and female bathrooms
- Kitchenette

Smaller warehouse features:

- 2 roller doors
- High bay lighting
- 263.94sqm

Permitted uses include but are not limited to:

- Manufacturing
- Storage, processing, packaging, and distribution
- Repair and servicing of equipment, including machinery
- Hiring or installation of mechanical equipment and appliances
- Storage and sale of second-hand goods and furniture

Contact the exclusive agents at Canberra Commercial to make the most of this rare opportunity.

**Contact:**

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