



Warehouse with Office & Small Yard

Industrial/Warehouse • Offices

Unit 1 & 2, 8-18 Ogilvie Crescent, Queanbeyan, NSW 2620

Floor Area: 451 m²

Property Description

Units 1 & 2 of 8-18 Ogilvie Crescent are situated in the industrial area of Queanbeyan West, just off Canberra Avenue within a well known mixed-use complex 'Guko Court'. The property is conveniently situated only 15km from Canberra's CBD and a short five minute drive to either Hume or Fyshwick in the ACT.

Units 1 & 2 of 'Guko Court' are now available for sale and comprise of 451sqm of clear span warehouse with roller door access, a modern office fit-out & an exclusive 72sqm side yard. Both units are currently tenanted until the end of 2022 and will suit any future trade based owner occupier.

Features Include

- Unit 1 = 192sqm (office)
- Unit 2 = 259sqm (warehouse)
- 72sqm exclusive side yard
- Total NLA of 451sqm of warehouse/ office space with an additional 72sqm side yard
- Modern office fit out with ducted air-conditioning throughout
- Fit-out consists of 4 x individual offices, open plan work area, conference room, reception area, kitchen & amenities

For Sale

\$1,035,000 Exc. GST
Sale by Negotiation

Additional Details

Tenure Type	Car Spaces
Vacant Possession	6
Parking Comments	
6	



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