



## Medium size warehouse and office in Kingston with parking

Industrial/Warehouse

Unit D/50 Browns Road, Kingston, Tas 7050

**Floor Area:** 428 m<sup>2</sup>

### Property Description

This good quality colourbond warehouse with concrete floor is located in the Browns Road Industrial precinct in Kingston with easy access to and from the Southern Outlet.

The current tenant will vacate end of December 2016.

The available space provides a warehouse of approximately 274 square metres with dual roller door access (one is 3.1 metres wide by 2.8 metres high and the other 3.1 metres wide by 3.8 metres high) plus offices located at both ends of the warehouse totalling approximately 68 square metres plus a mezzanine storage area above the offices spaces of 86 square metres.

Maximum internal height is 5 metres and minimum is 4.1 metres and there are eight high bays lights in the warehouse.

There are male and female toilets plus a small kitchenette and there are four on-site parking spaces.

Access is via laneway between Tradelink and Southside Windows with other tenants being CFWX Fitness and Tassie Blinds Depot.

The rental is \$27,000 per annum plus current approximate rates of \$1,744 per annum, current approximate land tax of \$947 per annum, current approximate water and sewerage of \$1,176 per annum plus power and GST.

### Leased

Leased: Tue 20-Dec-16

### Additional Details

Tenure Type	Car Spaces
Vacant Possession	4

**Outgoings**  
\$3867

# Raine&Horne.

**Rod Cohen**

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