



QUEANBEYAN
2 Aurora Avenue

155 - 622
sqm

8 

BRAND NEW TENANCIES FOR LEASE - CURRENTLY UNDER CONSTRUCTION

Price on Application

Raine & Horne Commercial are pleased to exclusively offer 4 separate tenancies at 2 Aurora Avenue, Queanbeyan for lease.

Queanbeyan has fast become an ideal option for Canberra-based businesses to operate from due to more affordable rents and its proximity to Fyshwick (approx. 5 minutes' drive), Canberra CBD (approx. 15 minutes' drive) and Googong (approx. 5 minutes' drive). Queanbeyan also offers easy access to the Federal Highway (via Sutton Road), Cooma (via Monaro Highway) and the South Coast (via Kings Highway).


Designed by award winning DNA Architects and built by RAM Constructions, 2 Aurora Avenue is now under construction! Upon practical completion the development will comprise:


- 4 individual high-quality commercial tenancies
- Ability to combine tenancies or lease the entire development

Property ID	L19300796
Property Type	Industrial/Warehouse
Building / Floor Area	155 - 622
Car Spaces	8

AGENT

Mark Nicholls

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- Glass frontages with integrated double swing doors
- Separate single swing doors adjacent to 3.5m-high roller doors
- Clear span warehouses with loading / storage areas
- DDA compliant bathrooms comprising toilets, hand basins and showers
- Kitchens for the use of staff & customers
- 3-phase power supply
- Ample parking and truck access
- Good signage opportunities on the front façade

The tenancies are suitable for a range of commercial uses including corporate offices, light industrial warehousing and retail showrooms.

Available for lease:

- Tenancy 1 156sqm 2 car parks
- Tenancy 2 155 sqm 2 car parks
- Tenancy 3 155 sqm 2 car parks
- Tenancy 4 156 sqm 2 car parks

For further information or to secure your tenancy, please contact Mark Nicholls of Raine & Horne Commercial Canberra on 0417239551.