

## 38 Ross St, Goulburn, NSW 2580

Leased - \$60,000

Commercial Shop



### Rare Opportunity to Lease Such a Quality Facility!

This high quality building is undergoing several upgrades.

With units 1, 3 and 4 all now leased, just unit 2 remains for lease.

#### UNIT 2:

A fantastic space of approximately 951sqm. It includes a mezzanine level, with kitchen/ dining area, dishwasher and lockers; plus meeting and conference rooms, toilet and shower facilities.

There is substantial office space, and large amount of warehouse/ industrial space, ideal for light/ heavy industrial use. It has recently been used for servicing trucks, with an option to use a 22 metre long mechanics pit, which is covered if not needed.

With two street frontages, there is good access from Ross Street and potential B-double access from Copford Road at the rear.

Warehouse has 5m x 5m roller doors, with approximately 8.5m stud height.

#### GENERAL:

Separate power to each zone, with shared water meter. Each zone is air conditioned.

Lots of parking, with wash bay at the rear.

Upgrades, many which are already completed, others very near, include: external and interior painting, including floors (complete), installing motors to roller doors, (Mon 22/8/22), fire safety works and electrical checks.

Unit 2: Approx. 951sqm: \$130 per square metre ex GST + Outgoings

#### Open for Inspection

By Appointment.

#### Listed By

Brett Storrer

