



Unit 10/71 Leichhardt Street, Kingston

Kingston Warehouse | Quality Commercial Office or Warehouse Unit

Located within the sought-after Kingston Warehouse complex, this unit benefits from good street exposure and convenient accessibility for both clients and staff. The high-quality boutique development comprises 16 strata-titled warehouse and office units, thoughtfully arranged across ground floor and mezzanine levels.

Ideally positioned just moments from the vibrant Kingston Foreshore and within close proximity to Manuka, this well-appointed two-level commercial tenancy presents an exceptional opportunity to secure premises in one of Canberra's most tightly held Inner South precincts. Combining a contemporary industrial aesthetic with a prime location, the property is well suited to a range of commercial, showroom, office, or professional service occupiers.

The tenancy offers a functional and flexible layout, well suited to a range of uses including office, showroom, consulting, or light commercial operations.

The unit includes up to three on site car parking spaces, with the

FOR LEASE

\$100,000 pa + GST

BUILDING AREA

204sqm

AGENTS

Lorna Stander

0431 750 185

lstander@ljhccanberra.com.au

Greg Lyons

0439 338 883

glyons@ljhccanberra.com.au

AGENCY

Canberra

02) 6247 0222

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker Commercial**

potential to secure additional spaces by negotiation, a valuable benefit within the Kingston precinct.

Strategically located near Wentworth Avenue, the property is within easy walking distance of Kingston Foreshore, Kingston Shopping Centre, and some of Canberras most popular cafes, restaurants, and eateries. Public transport options are conveniently located nearby, and the unit enjoys excellent connectivity to the Canberra CBD, Parliamentary Triangle, Fyshwick, and major arterial roads including Canberra Avenue.

For further information or to arrange an inspection, please contact Greg Lyons 0439 338 883 or Lorna Stander 0431 750 185.



MORE DETAILS

Property ID	49QHXW
Property Type	Offices Showrooms/Bulky Goods Industrial/Warehouse
Building Area	204 m2
Parking	3

Lorna Stander 0431 750 185

Commercial Portfolio & Leasing Manager |
lstander@ljhccanberra.com.au

Greg Lyons 0439 338 883

Franchise Owner, Managing Director | glyons@ljhccanberra.com.au

Canberra 02) 6247 0222

36 Woolley Street, DICKSON ACT 2602
canberra.ljhcommercial.com.au | glyons@ljhccanberra.com.au