



Unit 14/71 Leichardt Street, Kingston

## Kingston Warehouse &ndash; Boutique Commercial Office / Warehouse Unit

Ideally positioned moments from the vibrant Kingston Foreshore and a short distance from Manuka, this well appointed two level commercial tenancy presents an outstanding opportunity to secure space in one of Canberras most tightly held inner South precincts.

Located within the Kingston Warehouse complex, the unit enjoys prominent exposure, providing excellent visibility and accessibility for clients and staff alike. Kingston Warehouse is a high-quality boutique redevelopment comprising 16 strata titled warehouse and office units arranged across ground floor and mezzanine levels.

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

### Key Features

- Ground floor: approx. 92 sqm
- Mezzanine: approx. 48 sqm
- Total building area: approx. 140 sqm

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.

### FOR LEASE

Contact Agent

### BUILDING AREA

140sqm

### AGENTS

Greg Lyons  
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Lorna Stander  
0431 750 185  
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### AGENCY

Canberra  
02) 6247 0222

The ground floor comprises two enclosed offices, a kitchen and breakout area, and bathroom amenities. The mezzanine level provides an open plan office area, ideal for staff workstations or overflow office use.

The unit is allocated up to three on site car parking spaces, with the potential to secure additional spaces by negotiation &mdash; 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.

Kingston continues to be one of Canberras most sought after inner South commercial locations, appealing to both owner occupiers and tenants seeking quality space with strong surrounding amenity.

For further information or to arrange an inspection, please contact Greg Lyons 0439 338 883 [glyons@ljhccanberra.com.au](mailto:glyons@ljhccanberra.com.au) or Lorna Stander [lstander@ljhccanberra.com.au](mailto:lstander@ljhccanberra.com.au) from LJ Hooker Commercial.

## MORE DETAILS

Property ID	48VHXW
Property Type	Offices Showrooms/Bulky Goods
Building Area	140 m2
Parking	3

### Greg Lyons 0439 338 883

Franchise Owner, Managing Director | [glyons@ljhccanberra.com.au](mailto:glyons@ljhccanberra.com.au)

### Lorna Stander 0431 750 185

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