



2&3/35 Stuart Highway, Stuart Park

## 380sqm city fringe showroom/warehouse

35 Stuart Highway, Stuart Park is prominently positioned on the outbound side of the Stuart Highway less than one radial kilometer from the Darwin CBD and six radial kilometres to Darwin International Airport.

The property offers excellent access to and from the Darwin CBD, and also great access to the northern suburbs or east via the Stuart Highway or Tiger Brennan Drive to Palmerston.

Tenancy 2 is 245sqm of air-conditioned showroom area fitted out as a warm shell with excellent internal clearance and fluorescent lighting. Tenancy 2 offers access to Tenancy 3 via a roller door and access door.

Tenancy 3 is 135sqm and is also air-conditioned with a generous internal clearance. It features both male and female amenity, a lunchroom and mezzanine storage area.

The total area is 380sqm, the complex features ample parking, and is accessed off the Stuart Highway at the front and Ramirez Road at the rear.

### FOR LEASE

\$83,350 + GST and outgoings p.a.

### BUILDING AREA

380sqm

### AGENTS

Ryan Doyle  
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Lee Doyle  
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### AGENCY

North NT  
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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**

For more information please contact Ryan Doyle 0405 192 389 or Lee Doyle 0403 348 243 at LJ Hooker Commercial North.

## MORE DETAILS

Property ID	WDVWU
Property Type	Showrooms/Bulky Goods Offices Industrial/Warehouse
Building Area	380 m2
Parking	10

### Ryan Doyle 0405 192 389

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