



## 17 Sidney Nolan Street, CONDER 2906

*High Traffic Retail/ Commercial Tenancy*

### Location:

The precinct is the southernmost Group Centre in the ACT, being located approximately 25 kilometres south of the Canberra CBD and approximately 7 kilometres by road south-east of the Tuggeranong Town Centre, the nearest major employment/commercial precinct.

### Description:

Centrally positioned in the Conder Group Centre, Unit 1, 17 Sidney Nolan Street offers an excellent opportunity for a wide range of businesses.

Unit 1 is available for lease with 142sqm of commercial space. This unit boasts convenience and flexibility, with a warm shell fitout, kitchenette, ample parking and a small yard. This site could be perfect for a cafe!

Surrounding retailer shops include Woolworths, Aldi, Crust Pizza, Cellarbrations, Subway, Australian Pharmacy Group, Capital Dental, Bakers Delight, Australia Post, Lanyon News Agency, McDonalds and Anytime Fitness. These frequently visited shops create no opportunity for your business to be missed.

The space has floor to ceiling windows creating an entire glass frontage. The occupiers of this tenancy will have the opportunity to take advantage of the outstanding signage potential that this modern style building has to offer.

This unit available are rare to come across on the market, with 46 on-grade car parks, internal amenities including male and female bathrooms and showers, air-conditioning, lighting, signage opportunities, floating ceilings and double door entry.

### Features Include:

- 142 sqm (approx.) tenancy

Premises:	Unit 1
Area m <sup>2</sup> :	142
Rent PA:	
Net/Gross:	Gross
Outgoings:	Contact Agent
Contact:	<p><b>Ben Owen</b> 0418 688 787 bowen@canberracommercial.com.au</p> <p><b>Theo Dimarhos</b> 0433 474 747 tdimarhos@canberracommercial.com.au</p>

- Modern retail and commercial complex
- High foot traffic location
- Surrounded by frequently visited retailer shops
- Flexible fit out options
- Warm shell
- Ample parking (46 on-grade carparks to complex)
- Male and Female Amenities including shower

For more information or to arrange an inspection, please contact the Canberra Commercial Agents