



## 17 Sidney Nolan Street, CONDER 2906

*High Exposure Commercial Unit*

### 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, Units 6 & Part 7, 17 Sidney Nolan Street offers an excellent opportunity for a wide range of businesses.

Available for lease are units 6 & Part 7. In total there is 190 sqm (approx.) available in this modern retail/ commercial complex. There are options for both units to be leased out together with one tenant occupying the total 190sqm, or the tenancies can be split into two tenancies of 122 sqm or 68 sqm.

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.

Units 6 & Part 7 are boasting with floor to ceiling windows creating a 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. These units 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:

- Units 6 & Part 7 Total 190 sqm (approx.)

Premises:	Unit 6 & Part 7
Area m <sup>2</sup> :	190
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>

- Option: Tenancy A (122sqm)
- Option: Tenancy B (68sqm)
- 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 car-parks to complex)
- Male and Female Amenities including shower

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