



## 53 Colbee Court, PHILLIP 2606

*Unparalleled opportunity in Phillip*

### Location:

### Description:

An unparalleled opportunity awaits within the bustling precinct of Colbee Court in Phillip.

Embrace the thriving atmosphere of Colbee Court, home to a diverse range of retail businesses including the Phillip Medical & Dental Centre, as well as physiotherapists, psychologists, and other health professionals.

Available for lease is a remarkable ground floor unit spanning approximately 165 sqm, offering an array of enticing features.

This adaptable space includes rear roller door access for seamless loading and unloading, two reverse cycle air conditioning units for year-round comfort, and abundant lighting throughout. Its glass shopfront enhances visibility, attracting attention to your business.

The unit encompasses two convenient toilet facilities and an upgraded kitchenette. The open plan layout offers flexibility for customization, catering to various business requirements.

Nestled within the bustling streets of Colbee Court, this unit benefits from exceptional street exposure, ensuring a steady flow of foot traffic and heightened visibility for your business.

### Unit Features:

- Two allocated car parks
- Approx 165 sqm
- Air-conditioning

Premises:	Ground Unit 1
Area m <sup>2</sup> :	165
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>

- Upgraded Kitchen Facilities
- Bathroom Amenities
- Rear Roller door access

To find out more information please contact Canberra Commercial.