



## 53 Colbee Court, PHILLIP 2606

*Versatile vacancy situated within Colbee Court*

### Location:

### Description:

Nestled within the bustling Colbee Court in Phillip, this vacant first-floor unit presents an optimal space suitable for a variety of business and medical endeavours.

Now available for lease, 162 sqm of space situated on Level 1, Unit 3 at 53 Colbee Court in Phillip could be yours today.

It stands as a favoured destination among both locals and visitors, boasting an array of amenities and services. With its strategic location near the Westfield Woden shopping centre and other commercial establishments, convenience is assured.

Offering a broad purpose clause, including medical, professional, and office purposes, this location benefits from ample parking availability to support your business needs.

Featuring a pre-existing fitout, the unit comprises five smaller rooms, a reception/waiting area, bathroom facilities, kitchen amenities, and breakout room space. Additionally, for added convenience, Unit 3 offers two allocated car spaces located at the rear of the premises, ensuring ease of access for you and your clientele.

### Unit features:

- Approx 162 sqm
- 2 allocated car spaces
- Kitchen Facilities
- Bathroom Amenities
- Large Open Space

Premises:	Level 1 Unit 3
Area m <sup>2</sup> :	162
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>

- 5 x Smaller rooms
- 1 x Reception/ Waiting area

To find out more information please contact Canberra Commercial.