



## Shearwater Village - Complete Fit Out in Place

Medical/Consulting

22 Shearwater Boulevard, Shearwater, Tas 7307

**Floor Area:** 224 m<sup>2</sup>

**Land Area:** 325.00 m<sup>2</sup> (approx)

**For Lease**

**\$36,000 + GST & Outgoings**  
Plus Outgoings

### Property Description

Knight Frank is pleased to offer for lease this well positioned commercial building, complete with extensive fit out in place. The property is situated on Shearwater Boulevard, a major thoroughfare through the area close to the Shearwater Resort/Golf Course, retail precinct and beach. Shearwater is a rapidly growing beachside residential precinct.

22 Shearwater Boulevard comprises an architecturally designed single level office building of approximately 224 sqm that was previously utilised as medical and professional consulting rooms. It provides a versatile layout that would be easily adaptable to any office usage. Internally the layout comprises automatic entrance doors, 5 enclosed offices, treatment room, staff kitchen, storerooms, staff amenities (Inc shower), waiting area/reception and central open plan office area with substantial built-in storage and reception counter.

This building is an ideal facility for an organisation seeking professional accommodation without the need to expend significant capital on fit out. For further information or to arrange an inspection, please contact Clinton O'Keefe or Nicholas Bond of Knight Frank.

### Additional Details

**Outgoings**  
\$7140

**Zoning**  
Local Business



**Nicholas Bond**

0414 395 007

**Clinton O'Keefe**

0419 610 877

**Knight Frank - Devonport**

48-54 Oldaker Street, Devonport Tas 7310