



## 7 Swanson Court, BELCONNEN 2617

Central Belconnen Commercial Offices

### Location:

### Description:

Open plan office space, enjoys good natural lighting.

A recently refurbished three storey office building with ground floor retail, centrally located in the commercial / retail hub of Belconnen opposite the Westfield Shopping Complex.

Swanson Court is situated directly across from the ground floor entrance to Westfield Belconnen. The building is only a stones throw away from Emu Bank which is home to many well established food retailers and restaurateurs which service the wider Belconnen area.

Swanson Court is a three level building with the ground floor being occupied mostly by retail.

Level 1 and 2 are large commercial office spaces that can be divided into smaller areas ranging from 120sqm - 600sqm.

There is Lift access available to all levels, toilets, shower facilities and there is secure basement level car parking or ample surface public parking.

### Available now:

- Part Level 2 (259sqm)
- Part Level 2 (433sqm)

Subdivisible from approx 125 sqm - to 300 sqm.

Premises:	Level 2
Area m <sup>2</sup> :	692
Rent PA:	
Net/Gross:	Unknown
Outgoings:	Contact Agent
Contact:	<p><b>Theo Dimarhos</b> 0433 474 747 tdimarhos@canberracommercial.com.au</p> <p><b>Ben Owen</b> 0418 688 787 bowen@canberracommercial.com.au</p>

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