



## 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><br/>0433 474 747<br/>tdimarhos@canberracommercial.com.au</p> <p><b>Ben Owen</b><br/>0418 688 787<br/>bowen@canberracommercial.com.au</p> |

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Current Major tenants include:  
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