



## 17 Walder Street, BELCONNEN 2617

*Opportunity Awaits*

Unit	Area m <sup>2</sup>	Rent \$/m <sup>2</sup>	Rent PA	Parking	Comments
Unit 1	105	Contact Agent		0	
Unit 2	105	Contact Agent		0	

### Location:

### Description:

Located in the industrial belt of Belconnen, surrounded by an abundance of prime retailers and within proximity to Belconnen's Westfield Shopping Centre, this is a rare opportunity not to be missed. With a broad purpose clause this property could be a perfect for retail, showroom, storage, wholesale distribution, veterinary hospital and much more!

The two units of 105 sqm each can be leased together or separately. Each unit enjoys front and rear access, floor to ceiling windows, rear roller door and amenities. Parking will not be an issue, with 4-8 designated carparks to the rear and ample on street parking, your customers and staff will be spoilt for choice.

### Features include:

- 105 to 210 sqm approx.
- Broad purpose clause
- Signage opportunity
- Natural light
- 3 phase power to unit 2
- 3 metre internal clearance approx.

Please contact Canberra Commercial Agents for further information.

[www.canberracommercial.com.au](http://www.canberracommercial.com.au)

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Canberra  
Commercial

For  
Lease

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