

SWANSON PLAZA, 11-17 Swanson Court, BELCONNEN 2617

OFFICE SUITES IN THE HEART OF BELCONNEN!

Unit:	Area sqm:	Rent \$/sqm	Rental PA	Net/Gross
Level 2 Suite 1	259	\$350	\$90,650	Gross
Ground Floor Shop 5A	401	\$350	\$140,350	Gross
Level 2 Suite 3	155	\$350	\$54,250	Gross
Level 2 Suite 2	433	\$350	\$151,550	Gross

All figures are exclusive of GST.

Location

Belconnen is a major commercial centre for the North of Canberra, that includes Westfield Shopping Centre. Also surrounded by light industrial and major Government Departments. Belconnen, is a mere 10 minute drive from the CBD.

Description

4 office suites located on the second floor of the 3-story building which sits opposite the Westfield Belconnen Mall and adjacent to the Belconnen Bus Interchange. Facilities include air-conditioning, lifts, disabled toilet, shower and tea rooms on each floor. Secure basement carparking. Overlooking parkland,

Suite 1 is 259 sqm second floor.

Suite 2 is 433 sqm second floor.

Suite 3 155 sqm located on the second floor features good natural light and is open plan and has recently seen bathroom upgrades.



POA



Interchange



Secure basement parking



Disabled access

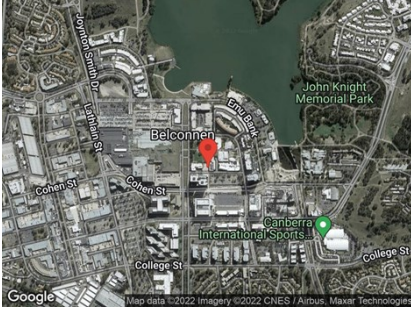
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Ground floor is 401 sqm and recently been fully refurbished with new ceiling tiles, lighting and renovated bathrooms and upgraded airconditioning.

Outgoings

Increases above a base

Car Parking

Basement Carparking