



17 Walder Street, Belconnen ACT 2617

## Unique opportunity! Low Cost - First Floor Open space

Unique opportunity to transform this low cost, first floor approximately 322m<sup>2</sup> unit to meet your business requirements. The owner provides the freedom to make all permitted alterations to the premises, to accommodate for your business. This Dual access unit has ample natural light and is located in Belconnen trades and services area. It has toilet and kitchenette facilities.

+ 1 dedicated car parking bay included and abundant public car parking.

Rent at \$39,600 p.a. + GST

Offices  
FOR LEASE  
\$39,600 + GST p.a.  
322sqm