



Cessnock, 9B Hall Street

Cessnock CBD office space

This ground floor workspace is the perfect office for your business in the heart of Cessnock's CBD. Located in Hall Street just off Vincent Street, you are in prime position to run your business!

This office space includes;

- Multiple sized rooms - Air conditioning throughout
- Ladies & Gents toilet facilities
- Electricity and telecommunications tenant to pay
- Ample public and private car parking available

Rent \$41,000 + gst + share of outgoings of (20% or approx \$7159pa)

Council Rates 2023 - \$4902 x (20%) = \$980

Building Insurance 2024 - \$28,096 x (20%) = \$5619

For Lease

\$41,000 pa + GST + share of outgoings

Building Area

310sqm

Contact

Bryce Gibson

0422 227 668

bryce.gibson@ljhooker.com.au



LJ Hooker Cessnock
(02) 4050 6000

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Water Rates + Usage 2023 - \$2800 x (20%) = \$560
Estimated Total Outgoings for 2024/2025 \$7159

On street parking is also available. With high profile frontage perfect for you office branding this space is Available right now.

Contact Bryce Gibson on 0422227668 today for your inspection.

More About this Property

Property ID	1HHDF5N
Property Type	Offices
Building Area	310 m2

Bryce Gibson 0422 227 668
Selling Agent | Auctioneer | bryce.gibson@ljhooker.com.au

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