



Coffs Harbour, 152 West High Street

HIGH PROFILE CBD GROUND FLOOR OFFICES — 400m²

152 West High comprises a VERY high profile and modern ground floor office space which accommodates an approximate net leasable area of 400m².

Situated in one of the busiest CBD locations between the intersection of West High/ Moonee Street/Pacific Highway opposite the Coffs Hotel with excellent signage potential.

The Open and Partitioned airconditioned office premises is carpeted and enjoys an extensive frontage offering good natural light. Incorporating a large reception area, boardroom/training room, open plan area and 3 glass partitioned offices, additional open plan area, a good size lunch room, storage area, kitchen and separate male and female toilets.

For Lease

\$110,000pa + GST

Building Area

400-400sqm

Contact

Deb Grimley

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 **LJ Hooker Commercial**

Coffs Harbour
(02) 6651 6711

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.

Three onsite car parking spaces are included.

The building occupies a busy CBD position, opposite cafes and restaurants, within an area popular with solicitors, real estate agents, home builders and financiers. The prime Harbour Drive retail strip is only 100 metres away. High profile ground floor areas of this size are rare so be quick!!

Suites 152 enjoys the following features:

- High profile location
- Ground floor position
- Great Signage and exposure
- Prominent building
- Modern fully partitioned fit out
- Air Conditioned
- NBN
- Alarmed
- Excellent natural light
- 3 onsite car spaces
- Kerbside car parking

If your company or employer is looking for conveniently located high profile offices then CALL NOW!!!

The gross annual rental of \$110,000 excluding GST, equates to \$275/m² or \$9,166 excluding GST per month.

For all further details including available lease terms and conditions, leasing incentives, leasing packages, building plans etc. please contact one of LJ Hooker Commercial's Leasing Specialists today:

Deb Grimley 0434 301 550 dgrimley@ljhcoffs.com

Troy Mitchell 0417 695 915 tmitchell@ljhcoffs.com

LJ Hooker Commercial Coffs Harbour office (02) 6651 6711

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The leading specialist commercial agency servicing The Coffs Coast.

More About this Property

Property ID	JCGGVG
Property Type	Offices
Building Area	400-400 m ²

Deb Grimley

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