



Coffs Harbour, 41-43 Little Street

PRIME CBD GROUND FLOOR OFFICE PREMISES —
480m2

This modern single storey office building was purpose built for its occupant NSW Legal Aid in 2007. As they have outgrown the building it will be coming available.

The building is a generous 480m2 and provides disabled access with a fantastic wide street frontage and excellent natural light.

With Automatic doors, the office is fully air conditioned, carpeted and alarmed. Comprising a good mix of open plan and partitioned offices throughout, including a generous reception area, conference room and ceiling height of 2.7 meters

Disabled toilets including separate Mens and Ladies with one even having a shower.
Secured undercover parking is accessed from Park Lane for over 8 cars.

For Lease

\$184,000 + Outgoings + GST

Building Area

480sqm

Contact

Deb Grimley

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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.

Coffs Harbour
(02) 6651 6711

Little Street is an increasingly popular CBD location due to its convenient position, available kerbside parking and easy access.

This fantastic property enjoys the following features:

- Prime CBD location
- disabled Access
- Modern High-Quality building
- Full Fitout
- Secure Parking

The annual rental of \$184,000 + outgoings + gst equates to \$383/m2 or \$15,333 per month + outgoings

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 Industrial 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 coffsharbour@ljhc.com.au

More About this Property

Property ID	N2QGVG
Property Type	Offices
Building Area	480 m2
Land Area	797 m2

Deb Grimley 0434 301 550

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