



Coffs Harbour, 46 Park Avenue

GROUND FLOOR OFFICES + PARKING - 390m2

This fully refurbished single storey building offers 390m2 provides fully serviced modern office space is an easily accessible CBD location.

Enjoying an extra wide frontage with prominent street front presence and offering excellent high-profile signage exposure.

Accommodating reception, waiting area, 16 partitioned and open plan offices, kitchen, separate male, female and accessible amenities plus an undercover outdoor area.

Generous bitumen sealed onsite car parking for 12 vehicles is provided from the rear lane.

An easy stroll to busy Harbour Drive with its CBD services and eateries.

An excellent leasing option for businesses seeking modern ground floor fully compliant office space with the convenience of generous parking.

Features include :-

- *Convenient access & kerbside parking availability
- *High profile building with great signage potential
- *Ground floor offices with excellent amenities

For Lease

\$136,500 + Outgoings + GST

Building Area

390sqm

Contact

Deb Grimley

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Troy Mitchell

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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.

*Attractive informal outdoor area

*Fully partitioned and compliant

*Generous onsite parking

The annual rental of \$136,500+ outgoings + gst equates to \$350/m2 or \$11,375 per month + outgoings + gst

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

If you've been seeking modern ground floor CBD offices with convenient access and parking then CALL NOW !!!

More About this Property

Property ID	N2YGVG
Property Type	Offices
Building Area	390 m2

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