



## Coffs Harbour, Suite 1, Gnd Floor/144-148 West High Street

Ground floor fully fitted office in recently upgraded building - 154m<sup>2</sup>

Suite 1 comprises a very high profile and modern ground floor office space which accommodates an approximate net leasable area of 154m<sup>2</sup>.

Suite 1 is also situated in the landmark building where TURSA are located adjacent. The building has recently undergone full refurbishment with high quality finishes. A busy corner position at the intersection of West High and Moonee Street.

The refurbished premises is carpeted and fully partitioned, It also enjoys an extensive glazed frontage offering excellent natural light.

The suite incorporates a reception area, boardroom, open plan and partitioned offices, a communications room, storage area, kitchenette and separate male and female toilets.

 **LJ Hooker Commercial**

**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.

**For Lease**  
\$57,900 + GST

**Building Area**  
154sqm

**Contact**  
**Deb Grimley**  
0434 301 550  
dgrimley@ljhcoffs.com

**Coffs Harbour**  
(02) 6651 6711

Two secured undercover 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.

This suite is ready to occupy NOW!

Suite 1 enjoys the following features:

- High profile location
- Ground floor position
- Prominent landmark building
- Modern fully partitioned fitout
- Excellent natural light
- Two secured onsite undercover car parks

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

The gross annual rental of \$57,900 plus GST, equates to \$375/m2 or \$4,825 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](mailto:dgrimley@ljhcoffs.com)

Troy Mitchell 0417 695 915 [tmitchell@ljhcoffs.com](mailto:tmitchell@ljhcoffs.com)

LJ Hooker Commercial Coffs Harbour office (02) 6651 6711 [coffsharbour@ljhc.com.au](mailto:coffsharbour@ljhc.com.au)

The leading specialist commercial agency servicing The Coffs Coast.

## More About this Property

Property ID	MXPGVG
Property Type	Offices
Building Area	154 m <sup>2</sup>

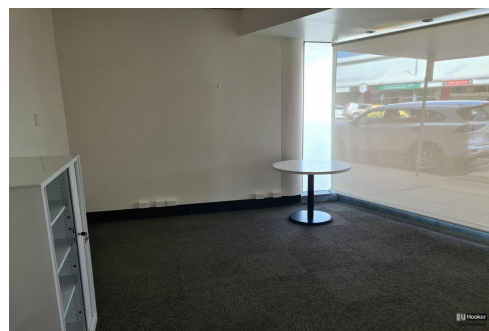
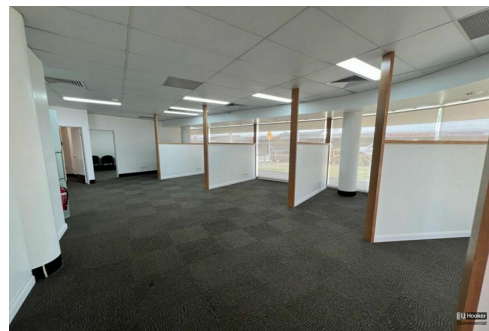
**Deb Grimley 0434 301 550**

Manager, Leasing | [dgrimley@ljhcoffs.com](mailto:dgrimley@ljhcoffs.com)

**Coffs Harbour (02) 6651 6711**

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