



Coffs Harbour, Suite 1, Level 1/55 Grafton Street

HIGH PROFILE CORNER CBD OFFICES WITH EXPANSIVE NATURAL LIGHT —115m2

Suite 1 comprises an affordable first floor professional suite of 115m2 which overlooks Park Avenue and the Pacific Highway.

The premises provides plenty of natural light. The accommodation is partitioned into a front reception area, 6 office areas and includes carpeted flooring and air conditioning with good storage. There is an adjacent kitchenette in the common area plus shared amenities.

Positioned on the high-profile corner of Grafton Street and Park Avenue, the property is situated directly opposite Woolworths and enjoys prominent highway exposure.

The property occupies a favourable somewhat elevated position on the south eastern corner of the busy traffic controlled intersection, within the popular eastern CBD precinct.

For Lease

\$23,500 + GST + outgoings

Building Area

115sqm

Contact

Deb Grimley

0434 301 550

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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.

This affordable leasing opportunity enjoys the following features:

- Existing fit out and ready to occupy
- Excellent Natural Light
- Convenient CBD location
- High profile position
- Affordable rental
- Available in June 2024

The net annual rental of \$24,500 excluding GST and outgoings equates to \$214/m2 or \$452 per week plus 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 Office Leasing Specialists today:

Deb Grimley 0434 301 550 dgrimley@ljhcoffs.com

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

The leading specialist commercial agency servicing The Coffs Coast.

More About this Property

Property ID	MVCGVG
Property Type	Offices
Building Area	115 m2

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