



Coffs Harbour, Suite 2/27-29 Duke Street

PRIME GROUND FLOOR OFFICE SPACE—310 m²

This prime office space is situated on the ground floor of the landmark building 'Rigby House' and was previously occupied by the Art Gallery.

Accommodating an approximate net lettable area of 310 m², enjoys two entrances. One via the main front entrance to Rigby House adjacent the lift and one via Duke Street. The office suite generally faces east.

The CBD quality space enjoys 2.7m high ceilings, being mostly column free, with good natural light from the Duke street and the north elevation.

The premises offers generally an open plan fitout with shared amenities via the common area, ready for your fitout. The premises is fully airconditioned.

The building enjoys a substantial roof solar system and has a NABERS rating of 5.5 stars.

For Lease
\$123,690 + GST

Building Area
310sqm

Contact
Deb Grimley
0434 301 550
dgrimley@ljhcoffs.com

 **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.

Generous secured basement parking is provided.

Rigby House enjoys a highly convenient CBD position with excellent vehicular and pedestrian access, close to the city's centre of activity.

Currently undergoing a de-fit ready for occupation in December

The premises enjoys the following features:

- * Prime CBD position
- * Great access
- * Close to all amenities
- * Expansive glazing
- * Good natural light
- * Spacious high ceiling
- * Mostly column free
- * Excellent amenities
- * Generous secured undercover parking

If you or your client are seeking prime ground floor CBD office space with a healthy productive working environment, then CALL NOW !!!

The gross annual asking rental of \$123,690 excluding GST equates to \$399m2 or \$2,3789 per week exc 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 Office Leasing Specialists today.

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The leading specialist commercial agency servicing The Coffs Coast.

More About this Property

Property ID	MVGGVG
Property Type	Offices
Building Area	310 m ²

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