

Coffs Harbour, Suite 204/92-98 Harbour Drive

QUALITY CBD OFFICE - 100m2

Suite 204 accommodates an approximate net lettable area of approx 100m2.

It occupies a prime CBD commercial position within the new building, The Vault, which has undergone refurbishment.

The Vault is in the best position in Harbour Drive's prime CBD retail strip and is on the sunny side of the street.

The Vault features high ceilings, floor to ceiling glazed shop fronts from the foot path and ranges in size from individual offices. Car parking is close by with all day parking at the rear of nearby Coffs Central, situated directly across the street.

The Vault shop front awning encompasses a new more elevated awning which will be cantilevered from the roof.

Suite 204 is situated adjacent the lift and entrance stair and new lift, looking out to the new feature glazed forecourt, allowing natural light through the internal tenancy areas.

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
\$25,900 pa +GST

Building Area
100sqm

Contact
Deb Grimley
0434 301 550
dgrimley@ljhcoffs.com

Coffs Harbour
(02) 6651 6711

First floor office areas will feature 2.7 metre high ceilings, excellent natural light from two glazed elevations.

Despite the high quality building refurbishment, the rental is very competitive.

Suite 204 enjoys the following features:

- Prime CBD position
- Popular busy location
- High profile pedestrian and vehicular traffic
- Affordable rental
- Attractive lease incentives
- Glazed entrance
- Lessor will paint and carpet to your requirements
- Location, location, location

The gross annual rental of \$25,900 plus GST equates to \$259/m2 or \$498 per week.

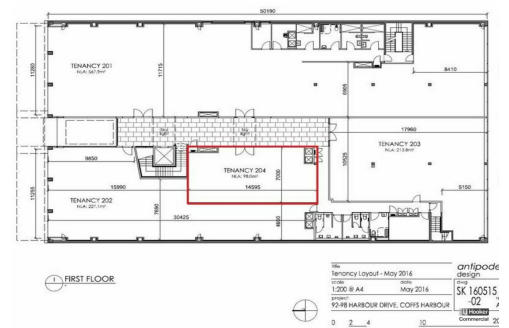
For all further details including available lease terms and conditions, leasing incentives, leasing packages, building plans etc. please contact one of LJ Hooker Commercial's Leasing Specialists today:

Deb Grimley 0434 301 550 dgrimley@ljhcoffs.com

Troy Mitchell 0417 695 915 tmitchell@ljhcoffs.com

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	J1YGVG
Property Type	Offices
Building Area	100 m2
Land Area	100 m2

Deb Grimley 0434 301 550

Manager, Leasing | dgrimley@ljhcoffs.com

Coffs Harbour (02) 6651 6711

40 Harbour Drive, COFFS HARBOUR NSW 2450

coffsharbour@ljhcommercial.com.au | coffsharbour@ljhcoffs.com



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.