



## 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.

#### For Lease

\$25,900 pa +GST

#### Building Area

100sqm

#### Contact

Deb Grimley

0434 301 550

dgrimley@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.

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.

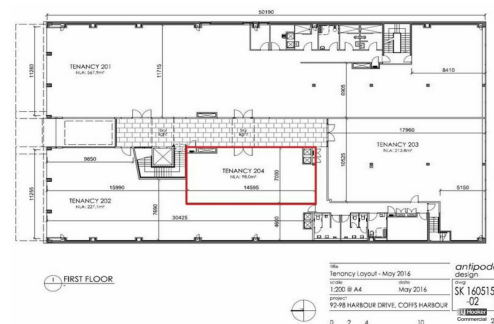
For all further details including available lease terms and conditions, leasing incentives, leasing packages, building plans etc. please contact one of LJ Hooker Commercial's Leasing Specialists today:

Deb Grimley 0434 301 550 [dgrimley@ljhcoffs.com](mailto:dgrimley@ljhcoffs.com)

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

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The leading specialist commercial agency servicing The Coffs Coast.



## More About this Property

|                      |         |
|----------------------|---------|
| <b>Property ID</b>   | J1YGVG  |
| <b>Property Type</b> | Offices |
| <b>Building Area</b> | 100 m2  |
| <b>Land Area</b>     | 100 m2  |

**Deb Grimley 0434 301 550**

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

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