



Coffs Harbour, Suite 3/72 CBD Grafton Street

ONE SUITE REMAINING - 42m²

Be part of the new 72 CBD complex which comprises a modern fully refurbished, high profile, centrally positioned CBD office building.

The building occupies a prominent position fronting the Pacific Highway, in the heart of Coffs Harbour's burgeoning city centre, only metres from the prime retail trading strip along Harbour Drive.

The office fit out is of a high standard, fully fitted with new carpeted, air conditioned, glass office fronts and painted internal gyprock walls.

All electricity, water and air conditioning costs are included within the rental.

New high quality shared amenities and a lunchroom/meeting room is also provided. An

 **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

\$18,900 p/a + GST

Building Area

42sqm

Contact

Deb Grimley

0434 301 550

dgrimley@ljhcoffs.com

Coffs Harbour

(02) 6651 6711

inviting reception and foyer/waiting area with feature tiled flooring, will greet your clients. The suites enjoy a ceiling height of 2.9m.

Ideally suited to business professionals, at an affordable entry rental level, central location with convenient access for clients and city services.

The office is individually climate controlled with ducted fresh air ensuring a safer working environment

The suite enjoys the following features:

- Electricity, water and air-conditioning included in the rent
- Prominent high profile CBD position
- Popular location
- Convenient access
- Adjoins all day council car parks
- High quality modern fit out
- Fully refurbished and fully council compliant
- Disabled access
- Surveillance cameras throughout
- Secure car parking upon request
- Only metres to Harbour Drive, Coffs' prime retail trading strip
- Affordable rental

The asking rental of \$18,900 p.a. gross excluding 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 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	KNVGVG
Property Type	Offices
Building Area	42 m ²

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