



Coffs Harbour, 36 Moonee Street

PRIME STREET FRONT OFFICE LOCATION WITH
ONSITE CAR PARKING —300m2

This fantastic property is on one level and situated in a great location nearby cafes and all the services you require. Harbour Drive shopping precinct is a short stroll.

Offering disability access and high-profile location has a gross leasable area of approx approx 300 m2 plus onsite parking for 7 cars via West High street rear lane.

The accommodation includes partitioned and open plan offices, large boardroom, lunchroom, separate female, male, and accessible amenities and an undercover outdoor area.

This prime Coffs Harbour CBD premises is highly visual with substantial pedestrian and vehicular traffic flows. You and your business can also enjoy the huge benefits of this fantastic location which also has kerbside parking out front.

For Lease
\$60,000 + GST

Building Area
300sqm

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.

This prime CBD opportunity includes the following features:

- Glazed Glass frontage
- Air conditioned
- Excellent street Appeal
- Signage Opportunity
- Kerbside Parking out front
- NBN
- Kitchenette
- Separate Male and Female Amenities
- Disability Access
- Rear onsite car parking

The gross annual rental of \$60,000 excluding GST equates to \$200/m2 pa or \$5,000 per month 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

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	MVVGVG
Property Type	Retail
Building Area	300 m2

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