



## Grafton, Suite C Level 1/120 Fitzroy Street

MODERN FULLY FITTED OFFICES IN PRIME CBD POSITION

Suite C comprises high quality, modern office space with approximate net lettable area of 443m<sup>2</sup>.

The premises is situated within a single storey building which is located on the north western corner of Fitzroy and Queen Streets within Grafton CBD.

The premises is fully fitted included a mixture of fixed partition walls, removable work stations, kitchen and shared separate male and female amenities.

Accommodation includes carpeted floor coverings, painted gyprock partition walls under a 2.7m high suspended ceiling, ducted air conditioning and recessed fluorescent light fittings.

 **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

Please call agent for further details

### Building Area

443-443sqm

### Contact

**Deb Grimley**

0434 301 550

[dgrimley@ljhcoffs.com](mailto:dgrimley@ljhcoffs.com)

**Coffs Harbour**  
**(02) 6651 6711**

Onsite car parking stations are provided at the rear of the building.

Suite C enjoys the following features:

- Prime inner CBD position
- High profile corner position
- Modern high quality accommodation
- First floor position
- Excellent natural light
- Fully partitioned and fitted out
- Excellent amenities
- Generous onsite car parking
- Affordable rental

If your employer is seeking affordable CBD office space in Grafton CBD then CALL NOW!!!

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:

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The leading specialist commercial agency servicing The Coffs Coast.

## More About this Property

<b>Property ID</b>	5KEGVG
<b>Property Type</b>	Offices
<b>Building Area</b>	443-443 m <sup>2</sup>

**Deb Grimley**  
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