



Suite 3, Level 2/242 Victoria Street, Taree

## Professional/Modern Executive Space in Taree's Business District

Set alongside the Manning River at the heart of Taree's business district and backing onto Taree's Fotheringham Park, this 278sqm office space with a modern fit out will serve as an executive suite for your professional venture. Located on the top floor above the Taree Library with easy lift access and parking, the spacious rear verandah overlooks Manning Foreshore and the Manning River.

Zoned E2 Commercial Centre and offers the following attributes:

- Ducted air conditioning
- Modern kitchen
- Huge outdoor tiled verandah
- Ramp access to common areas with lift access to office suite
- Underground car parking with secured remote access with three car spaces
- Attractive lease terms and conditions available to the right tenant

Offered for long term lease. For more information or to register your interest, please contact us today.

### FOR LEASE

\$75,000 Per Annum + Outgoings + GST

### BUILDING AREA

278sqm

### AGENTS

Amanda Tate  
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Elizabeth Shanahan  
eshanahan@ljhtaree.com.au

### AGENCY

LJ Hooker Taree  
(02) 6552 1133

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.



## MORE DETAILS

|               |         |
|---------------|---------|
| Property ID   | 1RMUF7G |
| Property Type | Offices |
| Building Area | 278 m2  |
| Parking       | 3       |

**Amanda Tate 0427 539 991**

Managing Director & Licensee in Charge | [atate@ljhtaree.com.au](mailto:atate@ljhtaree.com.au)

**Elizabeth Shanahan**

Commercial Asset Manager | [eshanahan@ljhtaree.com.au](mailto:eshanahan@ljhtaree.com.au)

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