



## Woolgoolga, 3/10 Queen Street

FIRST FLOOR OFFICE SPACE with ample natural light—  
66m<sup>2</sup>

Part of suite 3 comprises a modern first floor office which accommodates an approximate area of around 66 m<sup>2</sup> (subject to requirement). This office space is available alongside an existing Home Loan Specialist, so a suitable compatible business is preferred. Shared boardroom area is an option.

The first-floor office suite is 1 large separate office with new carpet, is airconditioned with shared amenities plus kitchenette and is ready to occupy now.

10 Queen Street occupies a prime location in Woolgoolga's thriving CBD, located amongst other busy local businesses.

Woolgoolga is a bustling seaside town with a large variety of mixed retail shops, restaurant/cafes at your doorstep.

 **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**  
\$2,200 + GST per month

**Building Area**  
83sqm

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

**Coffs Harbour**  
(02) 6651 6711

Very popular with locals and visitors, the CBD is situated opposite Woolgoolga's main beach and the nearby headland offers panoramic Pacific Ocean views, ideal for whale watching.

Woolgoolga caravan park is situated within the CBD which increases the town's population density particularly during holiday periods.

Perfect for owner operator / or online business.

Suite 3 enjoys the following features:

- Prime CBD position
- Excellent vehicular exposure and parking out front
- Air-conditioned
- Shared amenities
- Affordable rental
- NBN is available

If your business or employer is seeking affordable office premises, then CALL NOW!!!

The gross net annual rental is approx \$2,200 per month excluding GST plus share of electricity.

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)

## More About this Property

Property ID	MZPGVG
Property Type	Offices
Building Area	83 m <sup>2</sup>

**Deb Grimley 0434 301 550**

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