

Woolgoolga, 3/10 Queen Street

MODERN OFFICE + BEACHSIDE LOCATION —83m2

Suite 3 comprises a modern first floor office which accommodates an approximate gross leasable area of 83m2.

This first-floor office suite has recently undergone a new fitout incorporating new glass partitioning and carpet, wall panelling, window dressings and fresh paint. The suite is ready to occupy and air-conditioned.

There are 2 separate large offices plus boardroom, its own kitchenette and WC. The office is directly opposite Woolgoolga Beach offering ocean glimpses and ample natural light. Quiet office space suitable for psychiatrist, mental health practitioners or similar.

10 Queen Street occupies a prime location in Woolgoolga's thriving CBD, and is 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.

For Lease
\$27,696 + GST + Outgoings

Building Area
83sqm

Contact
Deb Grimley
0434 301 550
dgrimley@ljhcoffs.com



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.

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. Be Quick for this one

Suite 3 enjoys the following features:

- Prime CBD position with views
- Good pedestrian traffic flow
- Excellent vehicular exposure and parking out front
- Air-conditioned
- Own amenities
- Affordable rental
- Recently upgraded
- NBN

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

The net annual rental of \$ \$27,696 + GST + 25% share of outgoings, equates to \$334/m2 or \$2308 exc GST per month.

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

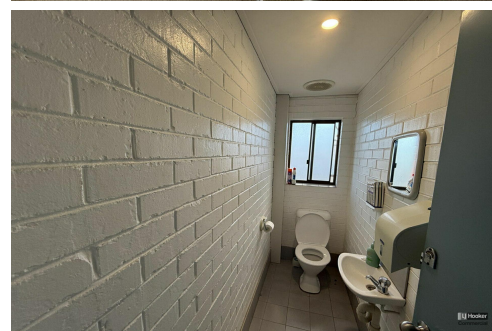
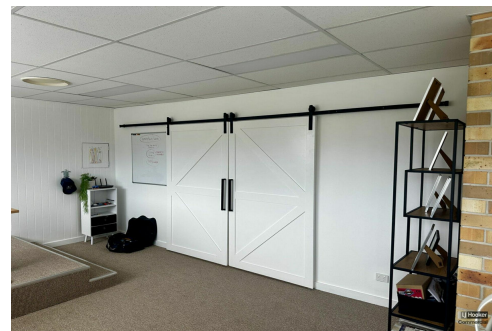
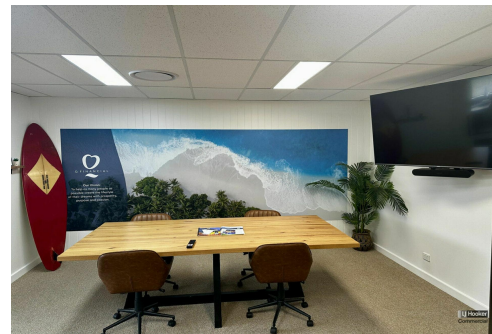
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More About this Property

Property ID	N27GVG
Property Type	Offices
Building Area	83 m2

Deb Grimley 0434 301 550
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