

## 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 psychologist, 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](mailto:dgrimley@ljhcoffs.com)



**Coffs Harbour**  
(02) 6651 6711

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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](mailto:dgrimley@ljhcoffs.com)

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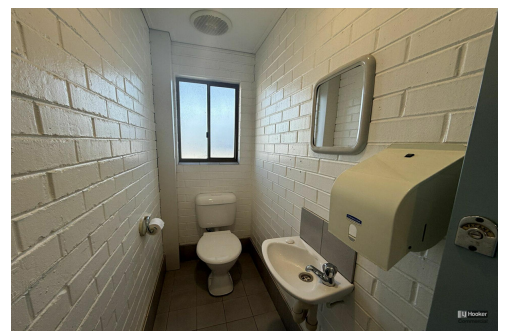
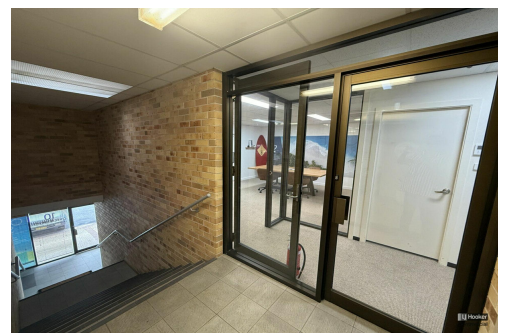
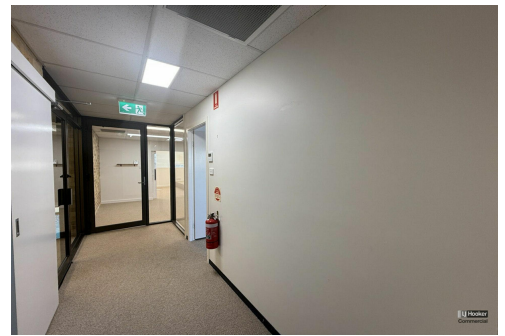
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## More About this Property

<b>Property ID</b>	N27GVG
<b>Property Type</b>	Offices
<b>Building Area</b>	83 m2

**Deb Grimley 0434 301 550**  
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