



## Woolgoolga, 8/4 Tonnage Place

### QUALITY HIGH CLEARANCE UNIT —221m<sup>2</sup>

This high-quality NEAR-NEW industrial unit is situated in an excellent location within Tonnage Place the new 'Mill Estate'.

Accommodating an approximate gross leasable area of 221 m<sup>2</sup> includes excellent access. There is a high clearance roller door, construction comprises concrete flooring, precast concrete tilt walls under an insulated metal clad roof and LED lighting.

The building is modern and incorporates excellent amenities, prominent facade signage, natural glass fronted entrances for good natural light.

Features of this attractive leasing opportunity are as follows:

- High clearance building
- NEAR NEW
- Off street parking

#### For Lease

\$37,570 + GST p.a

#### Building Area

221sqm

#### Contact

**Deb Grimley**

0434 301 550

[dgrimley@ljhcoffs.com](mailto: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.

- Excellent access
- Glass fronted entrances
- High clearance Roller Doors
- Shower

Available in June

If your company or employer is seeking excellent NEW industrial space then CALL NOW!!!

The gross annual rental of \$37,570 plus GST equates to \$170/m2 or approx \$3,130 + 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 Industrial 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)

LJ Hooker Commercial Coffs Harbour office (02) 6651 6711 [coffsharbour@ljhcoffs.com](mailto:coffsharbour@ljhcoffs.com)

Your local specialist commercial agency servicing The Coffs Coast.

## More About this Property

<b>Property ID</b>	N34GVG
<b>Property Type</b>	Industrial/Warehouse
<b>Building Area</b>	221 m2

### Deb Grimley 0434 301 550

Manager, Leasing | [dgrimley@ljhcoffs.com](mailto:dgrimley@ljhcoffs.com)

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