



## AFFORDABLE DECENTRALISED OFFICE SPACE - 80m<sup>2</sup>

Offices

Suite 1, Part 3 Hamilton Drive, Boambee East, NSW 2452

**Floor Area:** 80 m<sup>2</sup>

### Property Description

This property comprises a ground floor office suite, situated in an established two storey building, and accommodates an approximate gross leasable area of 80m<sup>2</sup>.

The building is located within a landscaped open space area within an industrial estate. The office accommodation is carpeted, partitioned and airconditioned. Good amenities and generous onsite car parking facilities are provided.

The property is located at Toormina, approximately 250 metres from the Pacific Motorway via Sawtell Road and is generally positioned midway between Sawtell and Coffs Harbour CBD's, some 6kms away.

This property enjoys the following features:

- Convenient decentralised position
- Popular location
- Offices enjoy excellent natural light and attractive outlook
- Lessor will upgrade as required
- Excellent vehicular access via Pacific Motorway and Hogbin Drive
- Affordable rental

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**For Lease**

\$12,000pa + GST

### Additional Details

#### Building

Whole



**Deb Grimley**

0434 301 550

LJ Hooker Commercial - Coffs  
Harbour

40 Harbour Drive, Coffs Harbour  
NSW 2450

