



**Unit 3e/10-12 Cook Drive, Coffs Harbour NSW 2450**

## LEASED BY LJ HOOKER COMMERCIAL

Unit 3E comprises a readily usable unit which accommodates an approximate gross leasable area of 279m<sup>2</sup> plus mezzanine.

It is situated in a 'U' shaped industrial complex of 10 units with a generously wide central driveway/car parking area for great access.

The premises is ideal for most business operators and is very affordable for its size.

There is good height clearance, 3 phase power and an internal shower/W.C.

A separate reception and office area is also very handy.

South Coffs Industrial Estate permits B-double access and is very conveniently located to the highway, some 200 metres away.

The Coffs Harbour CBD and airport are only some 3 kilometres away.

Unit 3E enjoys the foll

Industrial

FOR LEASE

279sqm