



**Suite 2/45 Grafton Street (Pacific Highway), Coffs Harbour
NSW 2450**

SHOP OR OFFICE HIGHWAY EXPOSURE - 80m2

Shop 2 comprises an established retail or office premises which accommodates an approximate total site area of 80m2.

It enjoys MASSIVE Pacific Highway exposure and occupies a favourable CBD location situated with only a short walk from Harbour Drive's prime retail trading strip.

Internal accommodation is air conditioned, open plan with kitchenette area.

Separate male and female amenities at the rear of the premises.

Shop 2 includes one onsite car parking space with rear lane access.

Suite 2 enjoys the following features:

- Ground floor position
- Open plan office/retail area
- Air conditioned
- Popular CBD location
- High visibility
- Onsite car parking
- Shared amenities
- NBN

If your business would benefit from occupying an affordable high profile CBD position then CALL NOW!!!

The gross annual asking rental of \$17,600 excluding GST equates to \$220/m2 or \$338 per week.

For all further details including available lease terms and conditions, leasing incentives, leasing packages, building plans etc. pleas

Offices

FOR LEASE

\$17,600pa +GST

80sqm