



1st Floor/3 Tudor Street, Newcastle West NSW 2302

## GREAT OPPORTUNITY

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This quality first floor space is fully air-conditioned and carpeted with an extensive fit-out comprising reception area, 9 large offices, 2 training rooms, 3 store rooms and a tea room with kitchenette

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Amenities are located at the rear of the first floor with access via stairwell nearby (potential to install 1st floor amenities, subject to occupiers needs)

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The building is fully fire compliant with hard wired data cabling

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The front entrance, from the street, is shared by the ground and first floors

\*

Net lettable area of 400m<sup>2</sup> (approx)

Offices

FOR LEASE

\$ 68000

400sqm

**DOWLING**  
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