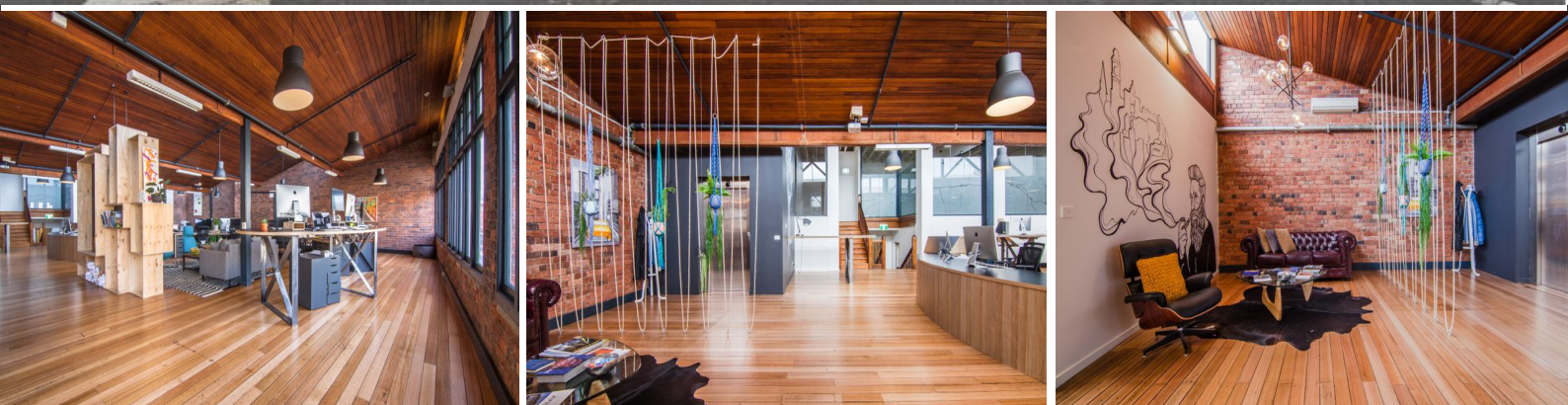


INDICATIVE OUTLINE ONLY



Level 1 & Level 1a/10-14 Paterson Street, Launceston
TAS 7250

Long Term Lease, Architectural Design, Well Known Tenant

This well located, architecturally designed first floor office space within Central Launceston with a long term lease in place. Fronting Paterson Street and accessed from the ground floor by lift, the property is light filled and while the design internally is cutting edge, externally the property has all the character the highly regarded Launceston streetscape is so widely renowned for. Currently leased to one of Launceston best known architectural firms, they are a highly regarded and much sought after business within their field right across Tasmania. Leased for 7 years from 21st September 2017 with a further 5 year option, in addition to their net rental the tenant pays all outgoings ? Rates, Tas Water, Land Tax and Body Corporate Levies under the lease agreement. This is a fantastic opportunity to secure a centrally located tenanted investment property on one of Launceston's main commercial streets. Leased to a very well known tenant, beautifully finished and presented and with 2 car parking spaces. Please note the opportunity exists to purchase both this property and Level 1a, 10 ? 14 Paterson Street, Launceston together. Th

Offices
FOR SALE

489sqm

PROPERTY ^{to}
The place for workspace.

Harrison Agents

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