



Suite 408/1 Bryant Drive, Tuggerah NSW 2259

PRIME LOCATION AND AMAZING INVESTMENT OPPORTUNITY!

Don't miss your chance to secure this immaculate 120m2 (approx.) office suite that is situated within the prestigious Mariners Centre of Excellence.

New 3 + 3 year lease in place to a quality tenant.

- Current lease runs from 21.3.24 to 20.5.27.
- Rent of \$38,080 net/pa + GST.
- Tenant pays all outgoings including management fees.
- Annual increases of 3% or CPI, whichever the greater.
- 3 months security bond.

All the hard work has already been done for you. The meticulously designed fit out features a combination of client meeting rooms, well-equipped workstations, partitioning for privacy, and amazing storage cupboards. Every detail has been carefully considered to ensure functionality and product

Offices
FOR SALE
\$629,000 No GST 'Sale of a Going Concern'
120sqm