



## Near New A Grade Office Space With Exposure

Offices

39 Tamar Street, Launceston, Tas 7250

**Floor Area:** 160 m<sup>2</sup>

**Land Area:** 160.00 m<sup>2</sup> (approx)

**Leased**

Leased: Mon 15-Feb-21

### Property Description

An outstanding opportunity to relocate to Launceston's growth precinct in Tamar Street, positioned close to the Historic Albert Hall and vibrant City Park this area is a hit amongst locals and tourists alike. The near new office tenancy (5 years old) comprises 160m<sup>2</sup> of total floor space, benefiting from a large street frontage of 9.5 metres and has both front and rear entrance points.

Features include:

- Reverse cycle air-conditioning
- Excellent lighting
- Create your own opportunity
- High profile locale

An ideal location for quality office outfit, retail or indeed hospitality uses ahead of the UTAS relocation.

For further details contact Blake Shepherd.

Shepherd  
& Heap

**Blake Shepherd**

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