



## Secure Your New Office in The Thriving West End

Offices

780 Hunter Street, Newcastle, NSW 2300

**Floor Area:** 155 m<sup>2</sup>

**Leased**

Leased: Tue 04-Sep-18

### Property Description

- **Close to Newcastle Interchange**
- **Total lettable area - 155sqm (approx.)**
- **Two car parks included in rent**

- Secure your new office accommodation today in the heart of the thriving Newcastle West Precinct. The office is situated less than 300m away from the newly completed Newcastle Interchange and Gateway Sites. Newcastle West has undergone a radical transformation in recent years which will see it become the prime business precinct in Newcastle.

- The property comprises a freestanding two-storey commercial building with generous entry foyer and common areas, lift access, common amenities on each floor and rear access to parking.

- The subject tenancy is situated on the ground floor featuring exposure to Hunter Street and signage opportunities.

- The space is predominantly open plan with various offices included.

- Common areas include modern amenities as well as accessible bathroom and kitchen facilities on each floor and are serviced by a modern lift.

- Total lettable area - 155sqm (approx.)

- For Lease - \$45,000 per annum net plus GST

- Outgoings are payable on a pro-rata basis which are calculated on floor area and are approximately \$65/sqm per annum plus GST. The Lessee will also be responsible for the Lessee's own business related operating expenses including, but not limited to, electricity, Insurance (i.e. Public Liability, Plate Glass, etc), internal cleaning, telephones, air conditioning maintenance, etc.



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