



161 Lambton Road BROADMEADOW

QUALITY OFFICE SPACE

Location

Main road in CBD fringe suburb.

Description

- North facing
- Busy main road frontage
- On-site parking

On offer is an open plan office suite on the first level of a two storey, north facing commercial building.

Situated in close proximity of the busy Lambton Road and Turton Road intersection, just 7klms to Newcastle's CBD

Internally the suite features a formal waiting area with separate reception room, two large open-plan work areas, a kitchenette and amenities.

Comprising ducted air-conditioning, NBN internet connection, carpet floor covering throughout, fluorescent lighting, front and rear security access and two dedicated car spaces.

PREMISES:	Level 1 Suite 3
AREA m²:	120
RENT PA:	Contact Agent
NET/GROSS:	Net
PARKING:	2
OUTGOINGS:	\$4,000
COMMENTS:	Inspection by appointment. Area and outgoings approximate.

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