



## 33 Newton Street NEW LAMBTON

### OFFICE SUITE WITH PARKING IN PRIME LOCATION

#### Location

This office space is conveniently positioned in the thriving commercial and light industrial precinct within New Lambton, only five minutes from Newcastle CBD and walking distance from Broadmeadow.

#### Description

- Fitout Included
- Ducted Air-conditioning
- On-site Parking

This office suite can be offered for lease as is or in-one-line with adjoining tenancies.

Comprising open plan area, reception, office space, meeting room, kitchenette and amenities with air-conditioning throughout.

This space benefits from dual glass shop front entries with one having existing roller door access and possibility for a low loading bay, data cabling and 7 on-site designated parking spaces.

<b>PREMISES:</b>	Unit 3
<b>AREA m<sup>2</sup>:</b>	200
<b>RENT PA:</b>	\$48,000 NET P.A. + GST
<b>NET/GROSS:</b>	Net
<b>OUTGOINGS:</b>	\$7,000
<b>COMMENTS:</b>	Areas approximate. Inspection by appointment.

#### CONTACT:

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