



## 33 Newton Street NEW LAMBTON

### OFFICE SUITES 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
- On-site Parking
- Available individually or in-one-line

Three separate tenancies available for lease comprising office space, reception, meeting rooms, kitchenette and male and female amenities with air-conditioning throughout.

This property benefits from numerous glass entries and loading bays, roller door access, data cabling and 20 on-site designated car spaces.

<b>PREMISES:</b>	Unit 1, 2 & 3
<b>AREA m<sup>2</sup>:</b>	656
<b>RENT PA:</b>	\$240 PER SQM NET PLUS GST
<b>NET/GROSS:</b>	Net
<b>OUTGOINGS:</b>	\$22,960
<b>COMMENTS:</b>	Areas approximate. Inspection by appointment.

#### CONTACT:

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