



## 31-33 Beaumont Street HAMILTON

### MODERN OFFICE SPACE AVAILABLE NOW

#### Location

Conveniently located above NAB on the corner of Beaumont St and Donald St within the heart of Hamilton approximately 3.5km from Newcastle CBD.

#### Description

- Modern Fitout
- Fantastic Exposure
- On-site Designated Parking

The subject property comprises modern office space with 8 private offices, open plan layout currently fitted with reception area and numerous desks/ office stations, waiting room, conference room storage and amenities.

On-site parking is available with several designated spaces available in the rear car park accessible via Donald St.

Fantastic signage opportunity and exposure to high volumes of foot and vehicle traffic.

Within walking distance of boutiques, banks, cafes, bars and restaurants, newsagency's, post office, IGA, hairdressers and Hamilton Train Station.

|                            |  |
|----------------------------|--|
| <b>PREMISES:</b>           | Level 1  |
| <b>AREA m<sup>2</sup>:</b> | 396  |
| <b>RENT PA:</b>            | Contact Agent                                    |
| <b>NET/GROSS:</b>          | Net  |
| <b>OUTGOINGS:</b>          |  |
| <b>COMMENTS:</b>           | Areas approximate.<br>Inspection by appointment. |

#### CONTACT:

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