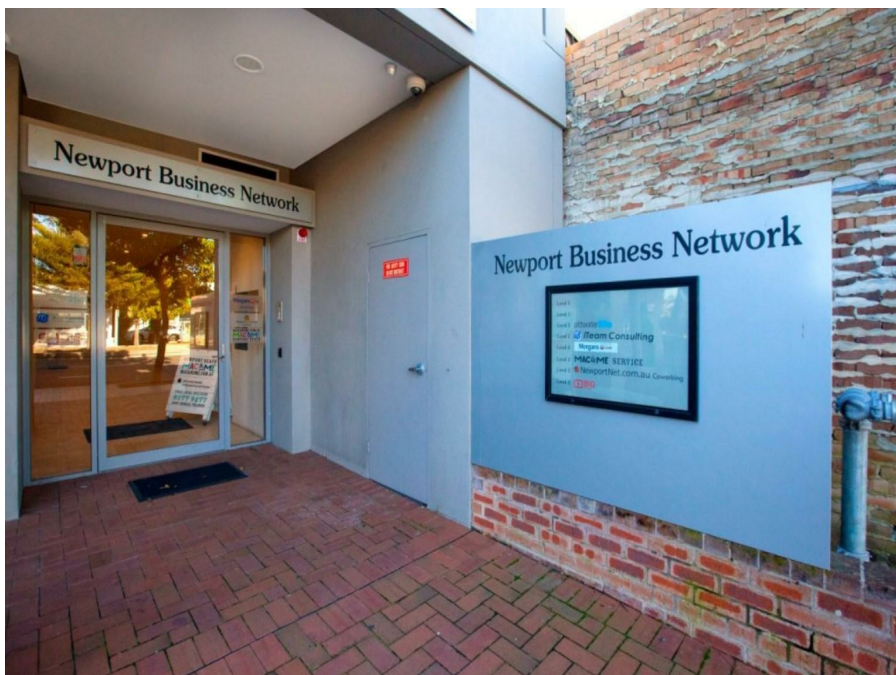


**12/337-341 Barrenjoey Rd, Newport, NSW 2106**

**\$29,000 pa**

Industrial Land



## Newly renovated Office Space in the Heart of Newport.

Located within a contemporary secure building, this sun-filled space offers street level access with elevator convenience. Boasting a spacious separate reception or meeting area, generous storage throughout, a shared private balcony with ocean views, and one undercover car space.

A quick stroll to local cafes, shops, boutiques and the beach, you can enjoy a healthy work-life balance. Public transportation available right at the door step and ample customer parking at the back of the building. Large shared kitchen and bathroom facilities with shower and shared break out area courtyard.

### Details:

Unfurnished space except for a large reception desk available to stay.  
Second floor 45.4sqm North Facing office suite with shared balcony and parking.  
Ducted air conditioning.  
Rent \$29,000.00 per annum Gross + GST.  
Outgoings \$3468.90 per quarter  
Internet add on \$159.00 per month Business Grade up to 1GBPS speed.

For more information, please contact our team on 9979 1111

### Disclaimer:

All information contained herewith, including but not limited to the general property description, price and the address, is provided to LJ Hooker Newport by third parties. We have obtained this information from sources we believe to be reliable; however, we cannot guarantee its accuracy. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.

### Open for Inspection

By Appointment.

### Listed By

Cherie Sevenoaks  
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Mobile: 0414 400 689

