

**160 Bridge St, Muswellbrook, NSW 2333**

Office Suite

**\$225 per square metre per annum +  
GST**



## ATTRACTIVE OFFICE ACCOMMODATION

ATTRACTIVE OFFICE ACCOMMODATION LOCATED WITHIN THE HEART OF THE UPPER HUNTER - A STRONG REGIONAL GROWTH AREA

Available for lease right now, we offer completely refurbished office accommodation located within the Muswellbrook Business Centre at 160 Bridge Street Muswellbrook. This fully carpeted and air conditioned space offers the following features.

- Suites ranging from 100m<sup>2</sup> to 561m<sup>2</sup>.
- Flexibility for floor layouts and areas.
- Elevator access to all three levels.
- Amenities provided on all floors including ambulatory rest rooms.
- Quality illumination throughout complimented by excellent natural light.
- Ample off street private parking.
- High exposure to passing pedestrian and vehicular traffic.
- Competitive rents and outgoings contributions.

RENT: \$225.00 per square metre per annum plus GST.

OUTGOINGS: \$25.00 per square metre per annum plus GST.

INCENTIVES: Incentives to secure tenancies available to approved tenants.

LEASE TERMS: Negotiable

**Open for Inspection**

By Appointment.

### Listed By

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