

39 Kable Ave, Tamworth, NSW 2340

Leased - \$45,000

Medical/Consulting



TAMWORTH CBD – Professional Business Office Space.

Call First National Real Estate Tamworth on (02) 67666122

\$45,000 per year + GST / \$3,750 per month + GST

Lot 1 / DP 5104455 known as 39 Kable Avenue Tamworth has been professionally refurbished from front door to back.

Option A - 3 Year lease period with no option period – not registration.

Option B – Flexible with longer lease period with option – registration required, negotiable cost.

Included - Council rates. Building insurance.

Not included – Water rates. Content insurance.

Fast Facts:

- Professional street visibility
- 221 Sqr mtr block
- 122.61 Gross Floor Area
- Driveway access to 3 open air off street vehicle parks
- Disability compliant
- Disability all-in-one bathroom, rear entrance ramp
- Modern kitchen
- Dedicated technology room
- Opposite Tamworth's Number 1 oval
- High passing traffic & pedestrian flow
- Abundant CBD council street parking
- Surrounded by key attraction businesses
- Reverse cycle air condition plus 2 wall mounted split systems
- Compliant Evacuation Diagram
- Fire Engineer Report for external wall openings
- Multiple data connection points and options

Listed By

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Open for Inspection

By Appointment.

