LJ Hooker Cessnock
84 Vincent Street,
CESSNOCK NSW 2325

9B Hall St, Cessnock, NSW 2325

$41,000 pa + GST + share of outgoings

Office Suite















Cessnock CBD office space

This ground floor workspace is the perfect office for your business in the heart of Cessnock's CBD. Located in Hall Street just off Vincent Street, you are in prime position to run your business!

This office space includes;
- Multiple sized rooms - Air conditioning throughout
- Ladies & Gents toilet facilities
- Electricity and telecommunications tenant to pay
- Ample public and private car parking available

Rent $41,000 + gst + share of outgoings of (20% or approx $7159pa)

Council Rates 2023 - $4902 x (20%) = $980
Building Insurance 2024 - $28,096 x (20%) = $5619
Water Rates + Usage 2023 - $2800 x (20%) = $560
Estimated Total Outgoings for 2024/2025 $7159

On street parking is also available. With high profile frontage perfect for you office branding this space is Available right now.

Contact Bryce Gibson on 0422227668 today for your inspection.

Open for Inspection

By Appointment.

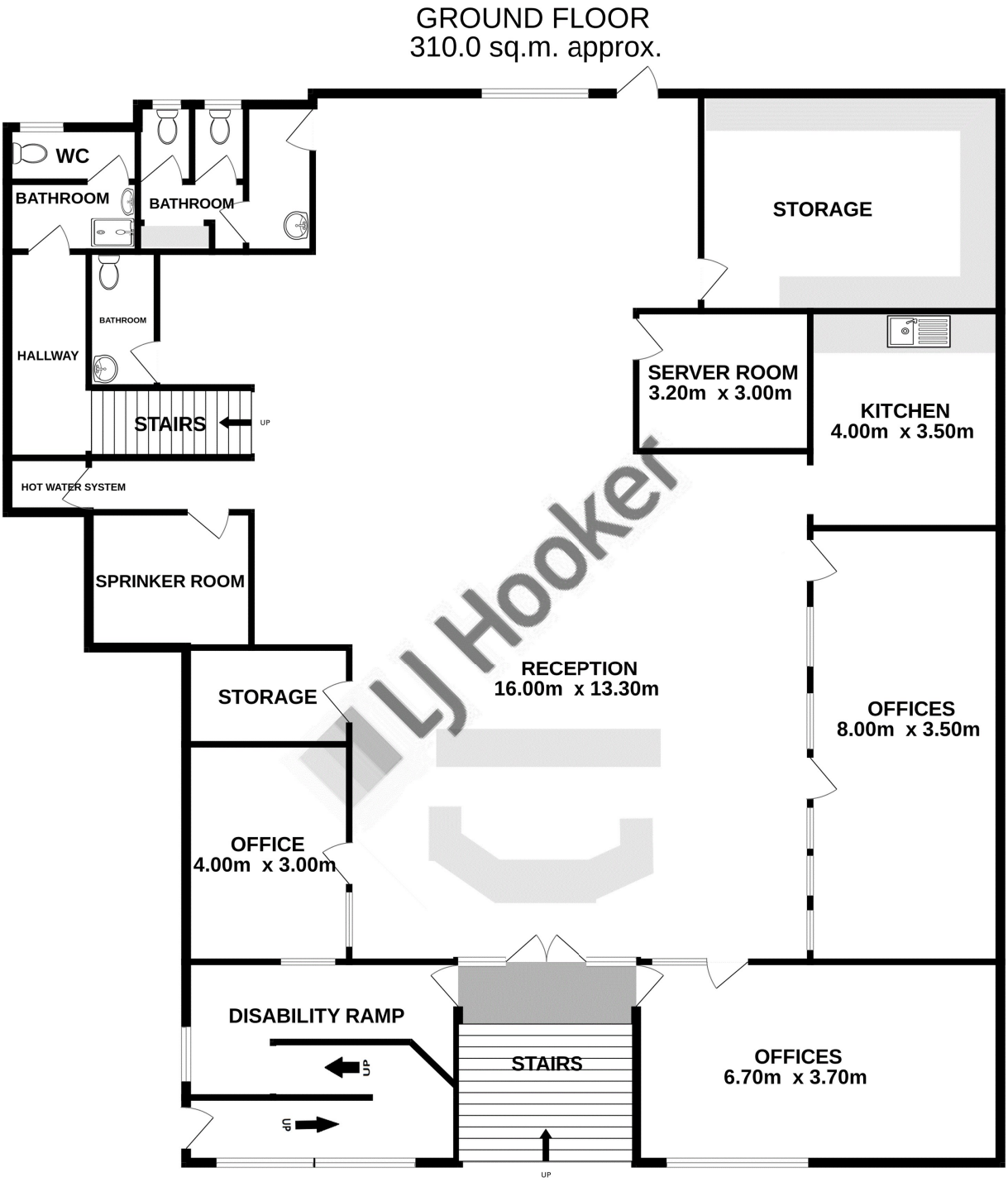
Listed By
Bryce Gibson
Phone: (02) 4990 5333
Mobile: 0422 227 668

Listing Number: 3427002

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.

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Floorplan



TOTAL FLOOR AREA : 310.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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