

Level 1/23-25 Montague St, Goulburn, NSW 2580

Lease: \$160 sqm pa

Office Suite



Large Office Space in a Super Position!

Located upstairs, in a sought after area, close to the main street, Belmore Park and Goulburn Post Office.

There are several law firms, accountants and other professionals in the street.

Huge open area, previously set up with computer workstations, plus a separate manager's office, meeting room and kitchen/ meals room with dishwasher.

Ducted reverse cycle air and double glazed windows, for year round comfort.

Plentiful parking in the area, with several timed and untimed spaces, as well as up to 3 private car spaces at the rear, plus on street parking.

A lift has recently been installed for easy access from Montague Street, with access also available at the rear of the building.

Separate Mens and Ladies Toilet facilities, shared with one neighbouring tenant. There is also a separate shower.

Lease is just \$160 per sqm per annum, plus GST, plus outgoings. Area for lease is approximately 200sqm. (\$32,000 net pa, or around \$615 per week.)

* Please note: the floor plan has this relevant space highlighted, including the shared facilities, with the remainder currently tenanted by Pathways. Pathways have also expanded into the two rooms on the right of plan, making this space more affordable, and smaller at 200, rather than previous 250sqm.

If you are experiencing cold, flu or Covid-19 symptoms, we kindly request you do not attend inspections in person. We can accommodate a video walk through, or video call inspection in those circumstances.

This information has been provided to us by third parties and we do not accept any responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice if necessary.

Listed By

Brett Storrer

