



Ground Suite 1  
**3 Bounty Close TUGGERAH**  
*Contemporary Office Space*

**Area m<sup>2</sup>:** 100  
**Rent \$/m<sup>2</sup>:** \$220  
**Rent pa:** \$22,000 Per Annum Net + GST  
**Net/Gross:** Net  
**GST:** Exclusive  
**Parking:** 0  
**Outgoings:**  
**Contact:**  
**Mark Davies**  
0422 442 858  
mark@chapmanfrazer.com.au

**Location:**

Located in Tuggerah Business Park one of the Central Coast's premier business locations, close to the M1 Motorway, Tuggerah Bus & Rail interchange and neighbouring to Tuggerah Westfield Shopping Centre, Tuggerah Super Centre. It is home to the NSW Police Assistance Line call centre; two call centres for financial company ING; the national distribution centre for Hachette Australia and Murdoch books; Star Track Express' freight terminal; Husqvarna national headquarters and Centrelink Call Centre.

**Description:**

This contemporary style office is positioned in the always popular Tuggerah Business Park. Consisting floor to ceiling commercial style shopfront glazing giving this space natural flowing light ducted air-conditioning, access to shared boardroom, kitchenette, amenities, generous parking, and much much more!

Businesses with affiliation to community success, growth and prosperity express your interest now and take advantage of this leading edge commercial space at 3 Bounty Close Tuggerah.

Take advantage of this rare opportunity to secure high quality industrial space in such a convenient location.

- State of the art building.
- NBN Broadband internet
- Generous parking