



Suite 8
1 Pioneer Avenue TUGGERAH
306sqm First Class Office & Parking

Area m²: 306
Rent \$/m²: \$297
Rent pa: \$91,000 Per Annum Net + GST
Net/Gross: Net
GST: Exclusive
Parking: 12
Outgoings:
Contact:
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Location:

Located at 'One Pioneer' in the Tuggerah Business Park, only 2.5km from the M1- Sydney to Newcastle motorway and a 1 km walk from Tuggerah train station.

Description:

This immaculately presented ground floor office space is located at the front of the complex, offering direct exposure to Pioneer Avenue, as well as easy access.

The accommodation offers approximately 306sqm of high quality office space, as well as a 47sqm (approx.) courtyard, offering staff an enviable working environment, as well as break out space.

The a-grade fit-out includes a number of private offices, open plan work areas, reception, boardroom, kitchen and amenities, delivering a versatile and workable space, as well as an immaculate presentation for staff and clientele alike.

The space is also well complemented by a generous allocation of twelve (12) on-site parking spaces.

Good incentives available on the right lease terms.

- Ground floor, easy access position
- 12 on-site parking spaces
- Great incentives available