



## For Lease

### Modern Office Space in the Heart of the CBD

Positioned within the highly regarded New England Arcade, in the Beardy Street Mall Suites 4,5, 9 & 10 offer a modern and secure office environment in the heart of the CBD. Comprising approximately 214m<sup>2</sup>, this well-designed tenancy incorporates a combination of private offices and open-plan areas, providing flexibility for a range of professional uses. The layout is particularly well suited to counselling practices, consulting rooms, or other office-based businesses seeking a central and accessible location.

Located within a busy Arcade, the property benefits from: Increased security associated with an internal arcade setting Strong pedestrian traffic Surrounding established retail and commercial businesses Excellent central

#### PRICE

\$69,300 pa

#### ADDRESS

Armidale, NSW 2350

#### AGENTS

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#### Armidale

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Every precaution has been taken to establish accuracy of the information but does not constitute any representation by the vendor or real estate agent. You should make your own enquiries as to its accuracy.

