



## 15 Cobbora Road, DUBBO, NSW 2830

### High-Profile Office Space in Thriving Commercial Precinct

Positioned along the busy and highly visible Cobbora Road commercial strip, this well-presented office space offers an outstanding opportunity for businesses seeking strong exposure in one of Dubbo's most active commercial corridors. Surrounded by leading national and local operators including Ramiens Timber, Super Cheap Auto, Clark Rubber, Reece Plumbing, and Blackwoods, the location benefits from consistent passing traffic and strong brand adjacency. A new McDonald's restaurant is currently under construction directly next door, further enhancing the profile and customer draw of this prominent location.

The premises feature a welcoming reception area, individual office space, staff kitchen and dining facilities, and quality amenities - delivering a practical layout ideal for a variety of professional, trade, or service-based businesses. Two dedicated off-street car spaces add convenience for staff and clients, while the inclusion of water and electricity usage within the rent ensures simplicity and cost efficiency. This property represents a ready-to-occupy office or consulting suite in a fast-growing commercial precinct with outstanding exposure and accessibility.

Building Area: 73 m2 (approx.)

Rent: \$17,520 per annum plus GST

Lease Terms: 1 year with an option of 1 year

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Lease

**INTERNET ID:** 300P189507

#### RENTAL DETAILS

**Rent / Lease:**

**\$17,520 per annum  
plus GST**

#### CONTACT DETAILS

**Anthony Chapman**  
0408 413 273

Outgoings: Nil

Zoning: E4 General Industrial

- Commercial Type:
- Building Area: 73.00 square metres